



1G, North Crescent, London E16 4TG

**TO LET**

Warehouse space on a secure site with  
office and ancillary accommodation

**25,827 Sq Ft**  
**(2,399 Sq M)**

## DESCRIPTION

The property is a detached, self-contained warehouse with glazed elevations situated on a site measuring 1.02 acres. Externally, the unit benefits from a large yard accessed via two gated entrances at either end of the warehouse along North Crescent. Additionally, there are four surface level loading doors to the warehouse rear.

Internally, the warehouse area benefits from 6.6m minimum eaves with an additional mezzanine offering modern office space. There is also ground floor office space fitted with a kitchenette and WCs.

- ✓ Large self-contained yard
- ✓ 2 private gated entrances
- ✓ 4 surface level loading doors
- ✓ Great connectivity to public transport
- ✓ Fitted office accommodation



## LOCATION

Located on the corner of Cody Road and North Crescent in Canning Town with good connectivity to Canning Town Station, Star Lane and West Ham stations.

Access to the A13 and A12 is close by providing access into the city, east London, Essex and South London via the Blackwall Tunnel.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse & Ground Floor	20,412	1,896
Mezzanine	5,415	503
<b>Total</b>	<b>25,827</b>	<b>2,399</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

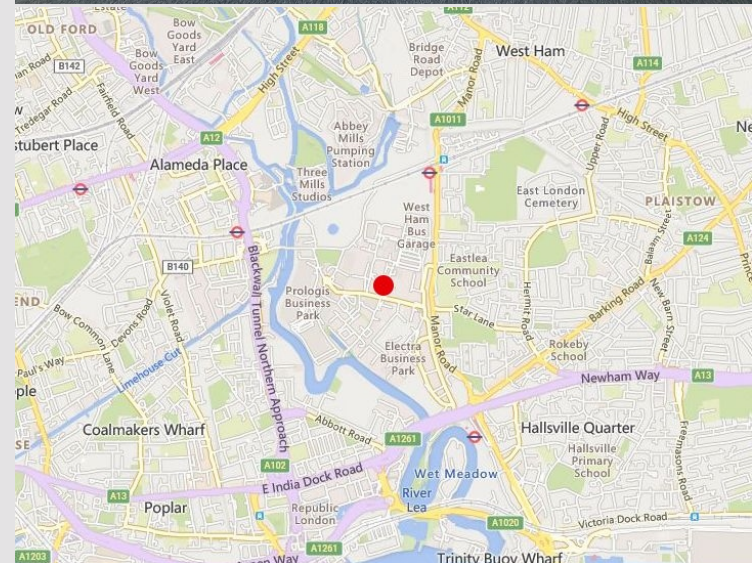
Rateable Value: £345,000.

Interested parties are advised to make any further enquiries with the local authority.

## TERMS

Available on a new FRI lease for a term to be agreed

## EPC B



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Regulated by RICS 09-Nov-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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