

VALOR PARK

KINGSBRIDGE RD



4 FULLY REFURBISHED, INDUSTRIAL WAREHOUSE /
DISTRIBUTION UNITS **TO LET**
5,928 - 18,355 SQ FT (551 - 1,705 SQ M)
AVAILABLE NOW

NOTABLE OCCUPIERS



5,928 - 18,355 SQ FT FULLY REFURBISHED URBAN LOGISTICS UNITS



SECURE ESTATE



OFFICE LED LIGHTING



CLOSE PROXIMITY TO THE A13



4.8 - 6.7M CLEAR INTERNAL HEIGHT



C. 20M YARD DEPTH



DESCRIPTION

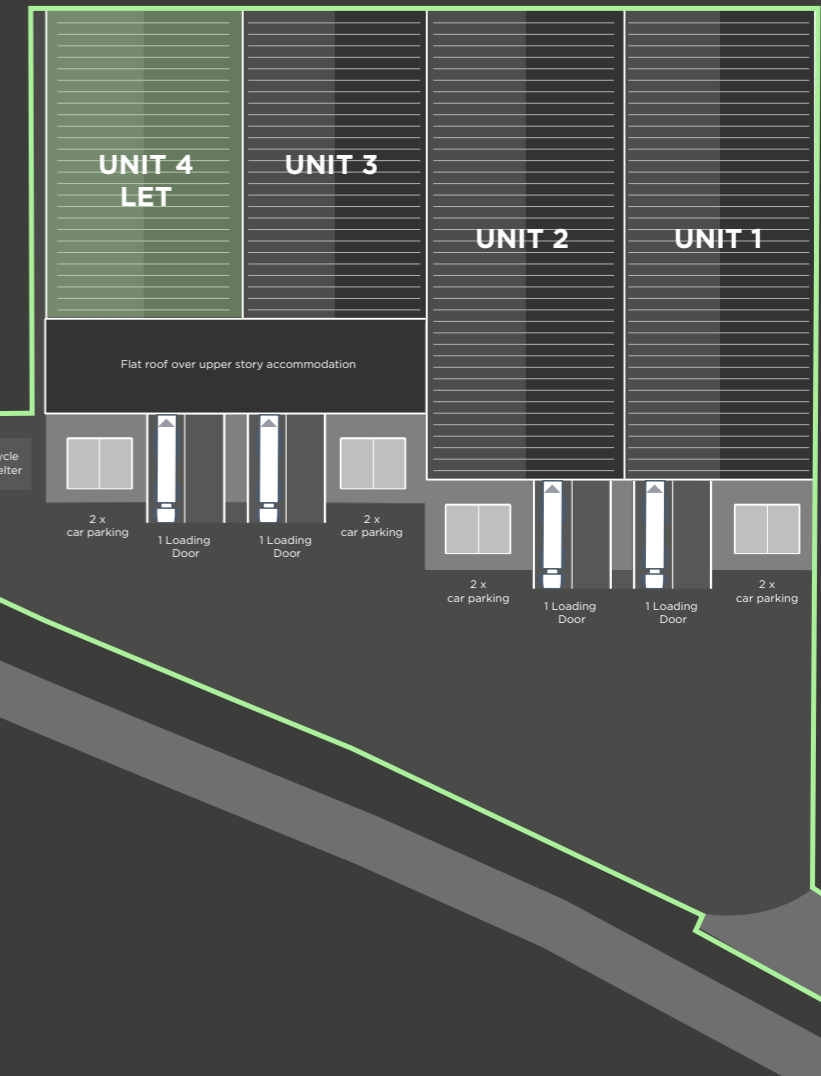
Valor Park, Kingsbridge Road, is set to comprise of 4 fully refurbished, high-specification, self contained industrial and distribution units, on a secure and self contained site. The specification includes steel portal frame construction, modern high quality office accommodation, level access loading, 4.8 - 6.7m eaves heights and 69KV power.



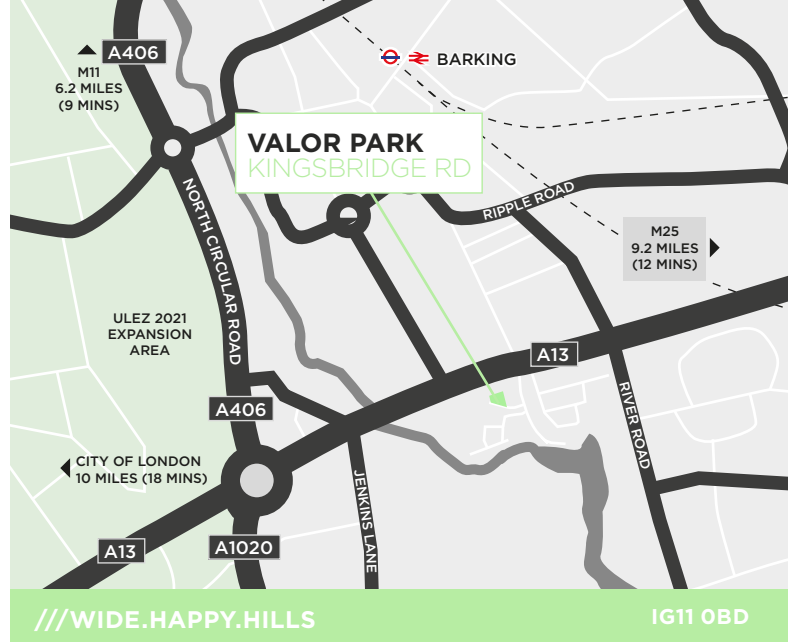
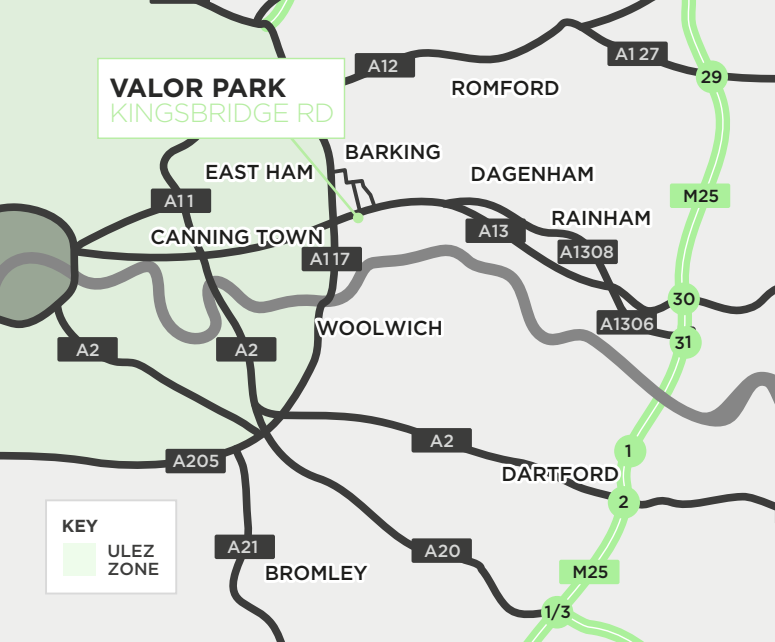
ACCOMMODATION

UNIT	WAREHOUSE	CORE	OFFICE	TOTAL (SQ FT)	TOTAL (SQ M)
1	6,002	-	-	6,002	557.6
2	5,928	-	-	5,928	550.7
3	4,960	227	1,070	6,425	596.9
4	5,116	UNIT 4 - LET²		6,462	600.3

*GEA







LOCATION

The property is situated just off Kingsbridge Road which leads north to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road / M11 and M25 (Junction 30/31), allowing easy access to central and greater London and beyond.

ROAD	MILES	MINS
A13	0.2	2
A1020	0.3	2
A406 NORTH CIRCULAR	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

EPC
Target EPC D.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FR&I leases on terms to be agreed.

	MILES	MINS
RAIL		
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
PORTS		
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
AIRPORTS		
LONDON CITY	3.6	9
STANSTED	29.4	30

5,662,942 PEOPLE
LIVE WITHIN A 15 MILE RADIUS

3,669,409 PEOPLE
LIVE WITHIN A 10 MILE RADIUS

1,014,221 PEOPLE
LIVE WITHIN A 5 MILE RADIUS

For further information or to arrange an inspection please contact the joint agents:



SEB MOSELEY
07825 868 943
seb.moseley@realestate.bnpparibas

JOEY HIGHAM
07385 491 999
joey.higham@realestate.bnpparibas



NICK HAYWOOD
07836 554 624
nick@sbhpageread.co.uk

BEN PATER
07915 066 170
ben@sbhpageread.co.uk



BEN COLLINS
07740 565 222
ben.collins@kemsley.com

KIERAN CONLAN
07969 743 810
kieran.conlan@kemsley.com

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by BNP Paribas Real Estate, SBH Page & Read, Kemsley in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither BNP Paribas Real Estate, SBH, Kemsley nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. February 2024.