

VALOR PARK

NORTH CRESCENT



AVAILABLE Q3 2024

**CURRENTLY BEING REFURBISHED LAST MILE URBAN
LOGISTICS INDUSTRIAL / WAREHOUSE UNIT TO LET
2,611 SQ FT**

LOCAL OCCUPIERS:



2,611 SQ FT REFURBISHED SPACE



GROUND FLOOR OFFICES



SECURE SITE



ROLLER SHUTTER LOADING DOOR



3 CAR PARKING SPACES



0.3 MILES FROM THE DLR TUBE LINE



6.86M EAVES HEIGHT

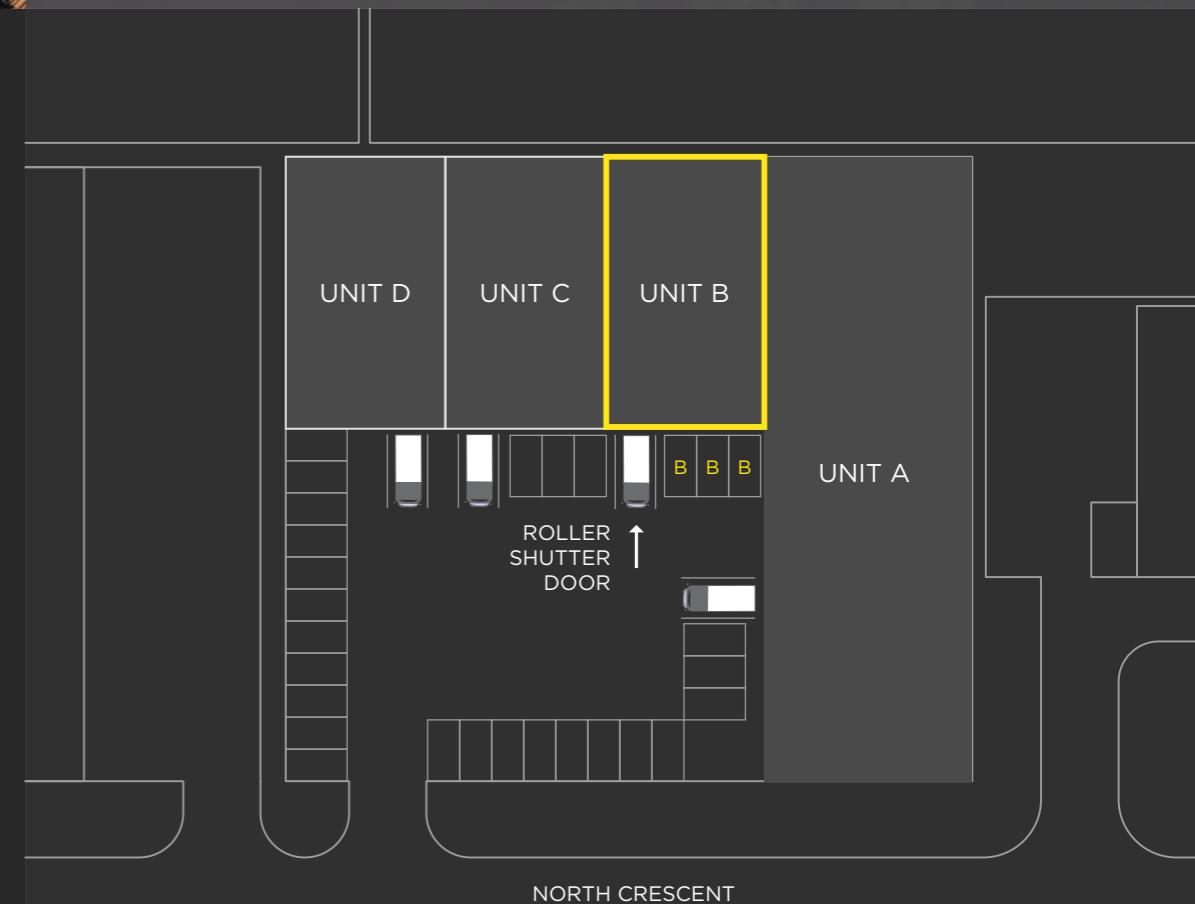
UNIT B	SQ FT	SQ M
Warehouse	2,170	201.5
Office (GF)	441	40.9
Total GEA	2,611	242.4

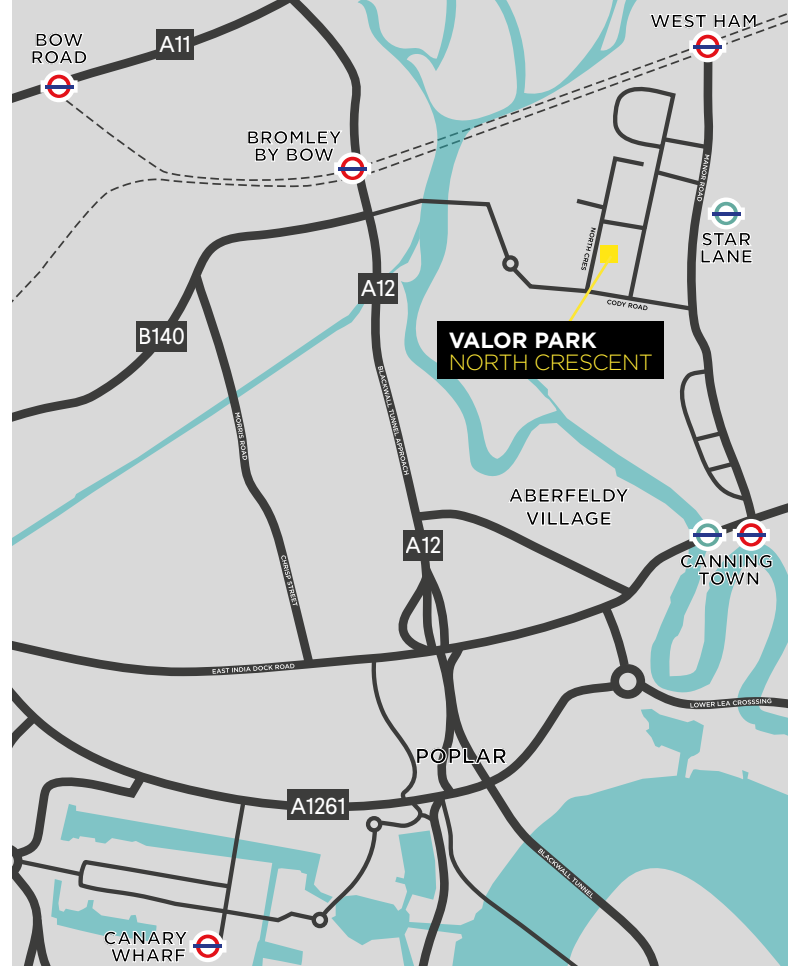
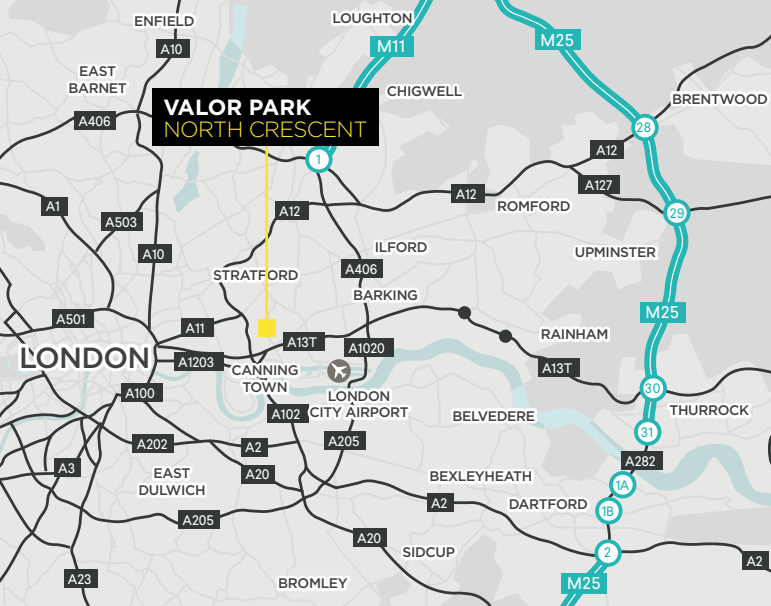


INDICATIVE IMAGE



INDICATIVE IMAGE





///HOST.LARGER.DOLLAR **E16 4TG**

LOCATION

The property is situated on the eastern side of North Crescent, close to its intersection with Cody Road. Road communications are excellent with the A12 to the west and the A13 to the south of the estate, both of which link with the A406 and thereafter onto the M11 (J4) and the M25 (J28/30/31). Canary Wharf can also be reached by car in just 11 minutes.

The property is within Zone 2/3, with Star Lane (DLR) only a short 7 minute walk away, as well as West Ham (District / Hammersmith & City / Jubilee and DLR) and Canning Town (Jubilee Line and DLR) both nearby.

DESCRIPTION

The property comprises a single story warehouse of steel portal frame construction with an internal eaves height of 6.86m. Loading is facilitated via a roller shutter door. A modern high quality office forms part of the ground floor area and is approached by way of separate personnel entrance. Designated parking is at the front of the unit.

MAIN ROADS	MILES
A13	1.0
A12	1.7
CANARY WHARF	3.1
CITY OF LONDON	6.0
M11 J4	8.3
M25 J30	14.0
M25 J27	19.0

COSTS

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

RENT

Upon Application.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

EPC

A new EPC will be provided upon completion of the refurbishment.



306,009 HOUSEHOLDS

WITHIN THE BOROUGH OF NEWHAM



1,458,156 PEOPLE

LIVE WITHIN A 5 MILE RADIUS



153,761 ECONOMICALLY ACTIVE

RESIDENTS IN THE IMMEDIATE AREA



4,575,357 PEOPLE

LIVE WITHIN A 10 MILE RADIUS



6,706,019 PEOPLE

LIVE WITHIN A 15 MILE RADIUS

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



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