

UNITS TO LET

18,126 - 36,284 ft²



TO BE
REFURBISHED



NEW ROOF
TO BE INSTALLED



FENCED & GATED
FORECOURT &
LOADING FACILITIES



INDICATIVE

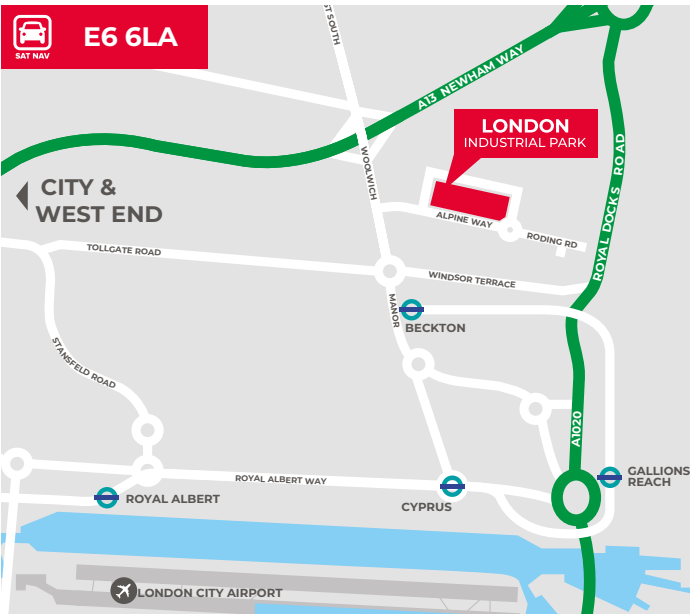


www.ipif.com/alpineway

INDUSTRIAL / WAREHOUSE UNITS TO LET

ALPINE WAY, LONDON INDUSTRIAL PARK
UNIT 8 & 9, ALPINE WAY, BECKTON, LONDON, E6 6LA





LOCATION

London Industrial Park is located on the south side of the A13, off Woolwich Manor Way (A117). Alpine Way is the main road through the estate. The A13 provides direct access to the M25 (J30/31) to the east and to The City and Docklands to the west. The nearby A406 North Circular Road provides easy access to the M11 (J4). Beckton DLR Station is approximately 10 minutes walk from the property and numerous bus routes serve the location. The Beckton Retail Park is close by with occupiers including Topps Tiles, Matalan, Selco, Booker, Iceland, Home Bargains, Britvic, Screwfix, BSS and Howdens.

DESCRIPTION

The properties comprise single storey industrial/warehouse units with first floor offices. The units are to be fully refurbished by the landlord.

SPECIFICATION

- Steel portal frame construction with new roof
- 7.5m minimum internal eaves height
- Secure fenced & gated forecourt/loading area
- First floor offices
- Trade counter potential

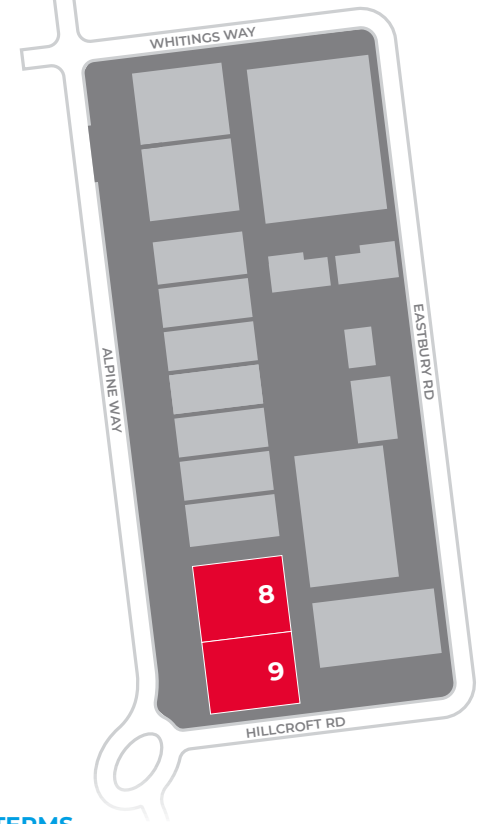
ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 8	FT ²	M ²	EPC
Ground Floor	16,350	1,519	TBC*
First Floor	1,808	168	
TOTAL	18,158	1,687	

UNIT 9	FT ²	M ²	EPC
Ground Floor	16,318	1,516	TBC*
First Floor	1,808	168	
TOTAL	18,126	1,684	

*A new EPC will be commissioned following completion of the refurbishments.



LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord



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