

£19.75 psf

1A WHITINGS WAY

LONDON INDUSTRIAL PARK • BECKTON • E6 6LR



STEEL PORTAL FRAME



MINIMUM EAVES HEIGHT
8 METRES



2 LEVEL ACCESS
LOADING DOORS



REFURBISHED OFFICES



DIRECT ACCESS TO CENTRAL
LONDON VIA THE A13



SECURE YARD AREA

RECENTLY REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
15,545 sq ft (1,444 sq m) approx. **TO LET**

Situation



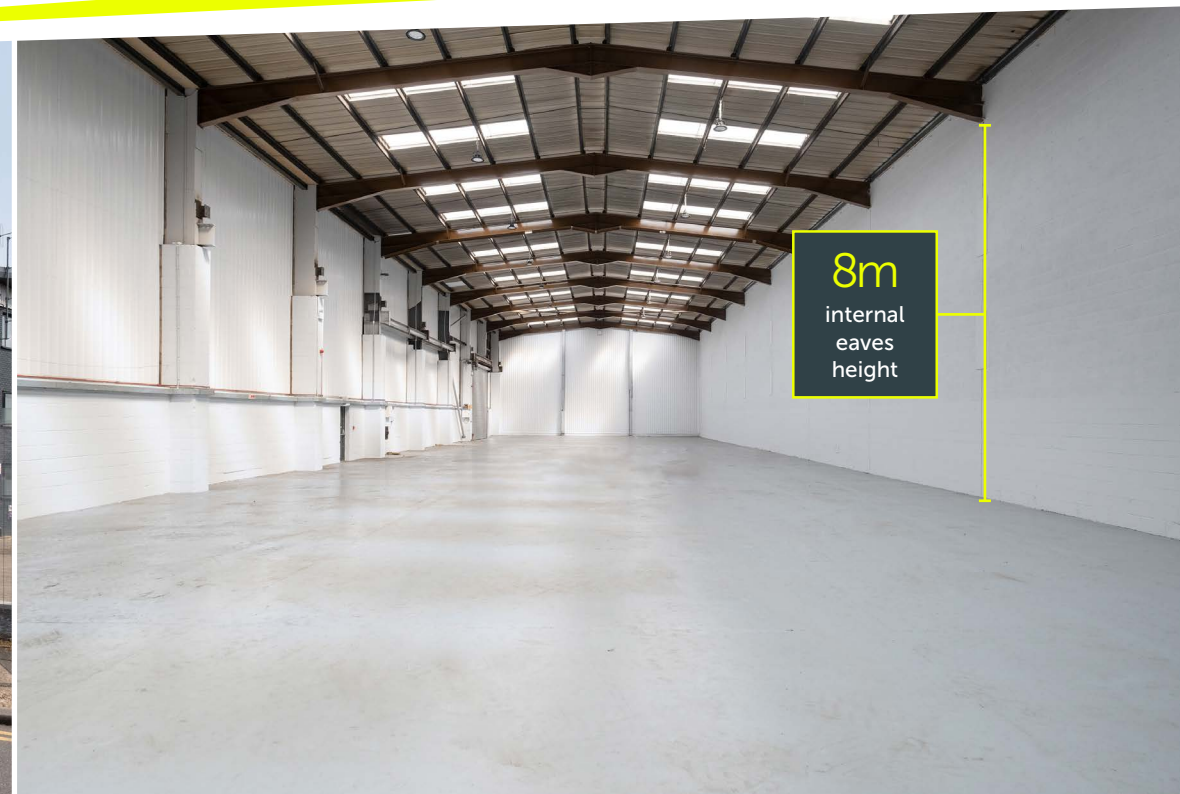
The Property

The property is situated at the corner of Whitings Way and Eastbury Road and comprises an end of terrace, steel portal frame industrial / warehouse unit, with ancillary office accommodation on 1st and 2nd floors.

The property has been refurbished throughout.

- Brick and profile steel elevations
- LED lighting in warehouse
- Excellent internal eaves height of 8m
- Fenced yard providing loading and parking approached directly off Whitings Way
- Second loading door situated on Eastbury Road
- Refurbished offices with air conditioning.

Accommodation	sq ft
Warehouse	13,068
Office Ground Floor	701
Office 1st Floor	698
Office 2nd Floor	1,078
Total GIA	15,545





2 level access loading doors

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£307,014 per annum (excluding VAT).

Rateable Value

Rateable Value of £225,000.

Planning

We understand that the property currently benefits from Class B1, B2 & B8 of the Use Classes Order 1987.

EPC

EPC rating C - 73.



Air conditioned offices

Location

London Industrial Park is a key industrial and logistics location. The estate has excellent connectivity with close proximity to the A13 and A406, providing good access to the M11, M25 and Central London. The City of London to the west is approximately 9 miles away and is easily reached via the A13.

Beckton DLR Station is a short walk from the property, providing a direct service to Canary Wharf and The City. Canning Town Station, accessible via the DLR, is approximately 3 miles away providing Jubilee Line services into the West End.

Elizabeth Line services are available from nearby Custom House Station. Multiple bus routes pass along Woolwich Manor Way which is a short walk from the property.



Distances by road

- » Blackwall Tunnel 3.7 miles
- » M11 6.6 miles
- » Central London 9 miles
- » M25 J30 10.4 miles
- » M1 20 miles

Further information

For further information please contact:



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