

# VALOR PARK

## KINGSBRIDGE ROAD



FOUR FULLY REFURBISHED, INDUSTRIAL WAREHOUSE /  
DISTRIBUTION UNITS **TO LET**  
**5,928 - 18,186 SQ FT (551 - 1,689.5 SQ M)**  
AVAILABLE NOW

NOTABLE OCCUPIERS



# 5,928 - 18,186 SQ FT FULLY REFURBISHED URBAN LOGISTICS UNITS



SECURE ESTATE



OFFICE LED LIGHTING



CLOSE PROXIMITY TO THE A13



4.8 - 6.7M CLEAR INTERNAL HEIGHT

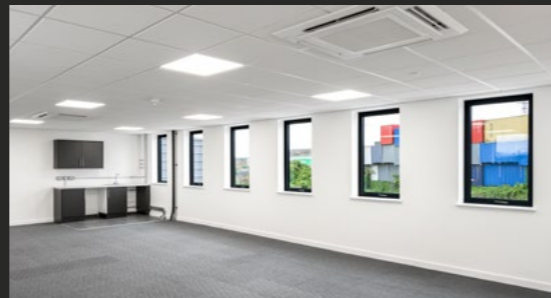


C. 20M YARD DEPTH



## DESCRIPTION

Valor Park, Kingsbridge Road, is set to comprise of four 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.

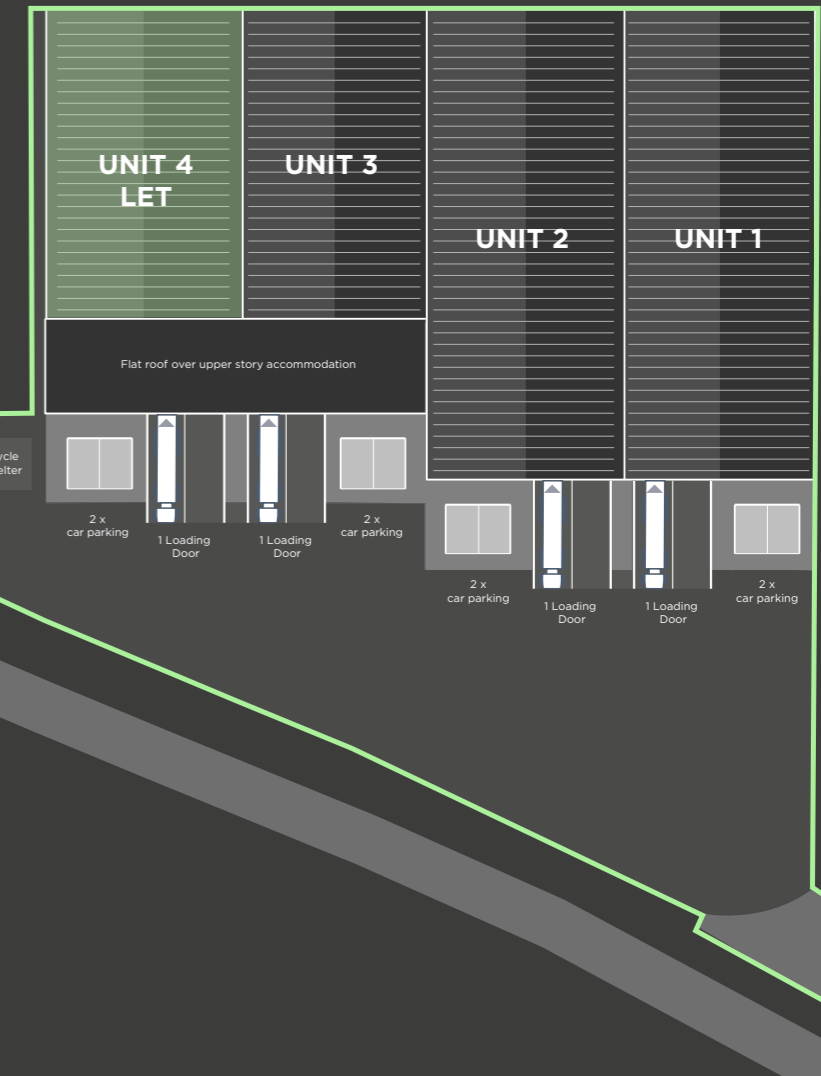


## ACCOMMODATION

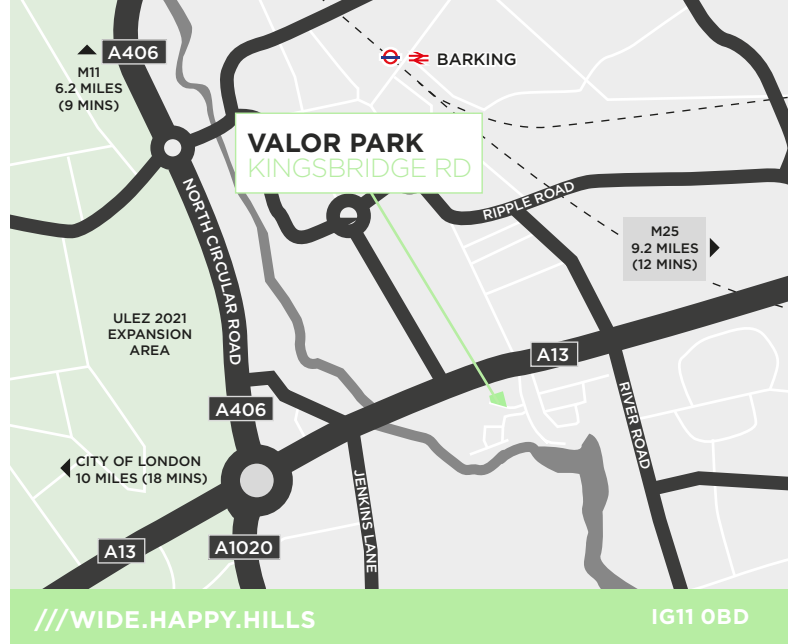
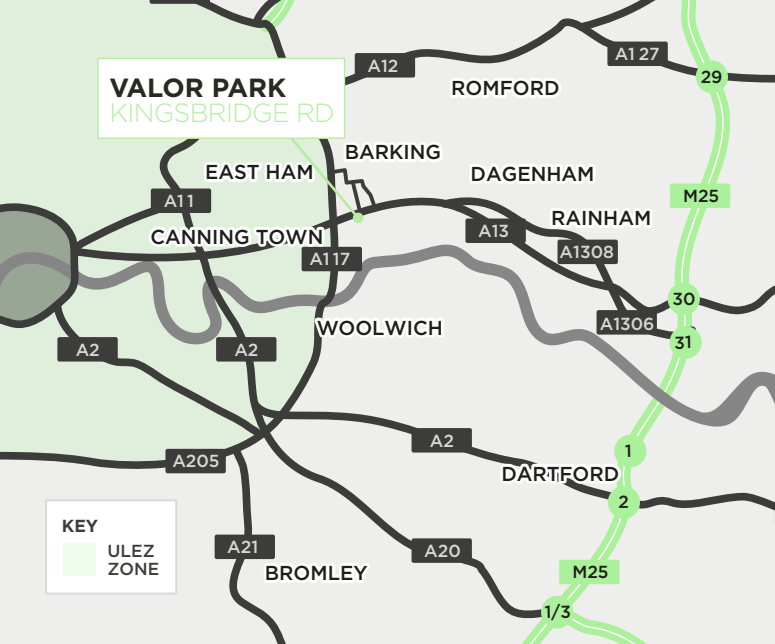
UNIT	WAREHOUSE	CORE	OFFICE	TOTAL (SQ FT)	TOTAL (SQ M)
1	6,002	-	-	6,002	557.6
2	5,928	-	-	5,928	550.7
3	4,960	227	1,070	6,256	581.2

### UNIT 4 - LET

\*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**  
EPC B.

**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
<b>RAIL</b>		
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
<b>PORTS</b>		
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
<b>AIRPORTS</b>		
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:



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