



# BOW 70

UNIT D

TWELVETREES CRESCENT  
LONDON • E3 3JG

INDUSTRIAL  
WAREHOUSE  
TO LET  
70,519 SQ FT  
(6,551.43 SQ M)

# BOW 70 UNIT D

## DESCRIPTION

Unit D Twelvetrees Crescent is a self contained modern warehouse which comprises of steel portal frame construction with part brick and part profiled steel cladding elevations. The unit benefits from six ground level loading doors and an extensive secure yard. The office accommodation is situated over the first floor. The unit is currently available on the basis of an assignment/sublet and will be available for occupation from April 2024.





**BOW  
70**  
UNIT D

A12

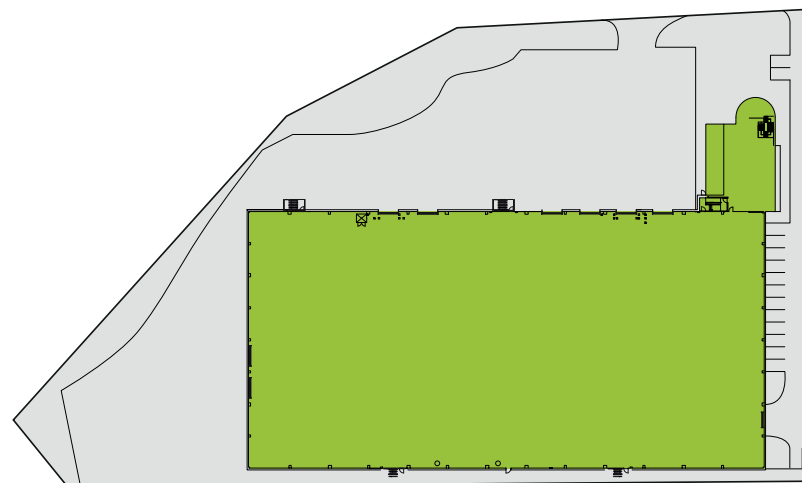
Sainsbury's

amazon logistics

Bywaters  
recycling made easy

**ACCOMODATION**

Ground	62,946 sq ft	5,847.87 sq m
Ground Reception	1,244 sq ft	115.57 sq m
Ground Office	2,984 sq ft	2,984 sq m
1st Floor Office	2,984 sq ft	2,984 sq m
<b>Total</b>	<b>70,158 sq ft</b>	<b>6,517.88 sq m</b>



**SPECIFICATIONS**

- 2 storey offices
- 9 level loading doors
- 12m eaves height
- 37 car parking spaces
- Secure self contained secure yard

# BOW 70 UNIT D

37 CAR PARKING SPACES

12M EAVES HEIGHT

2 STOREY OFFICES

9 LEVEL LOADING DOORS

SECURE YARD AREA  
(35.0M MAX DEPTH)

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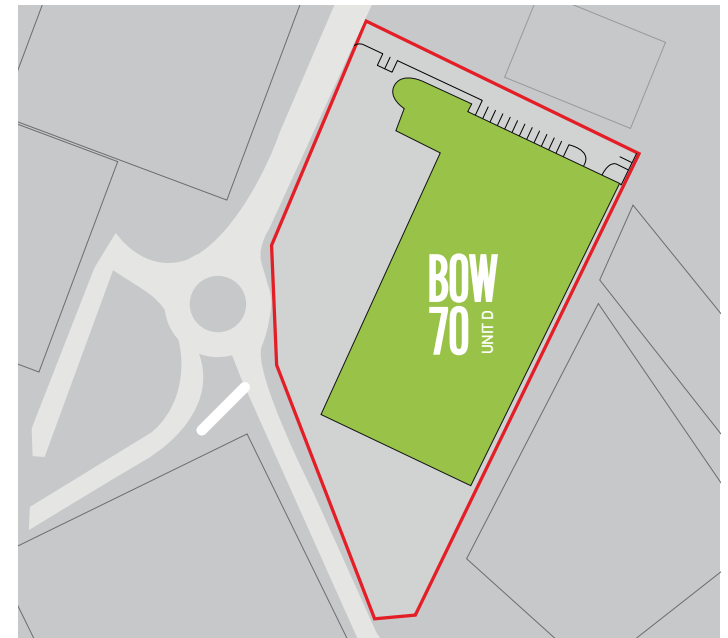
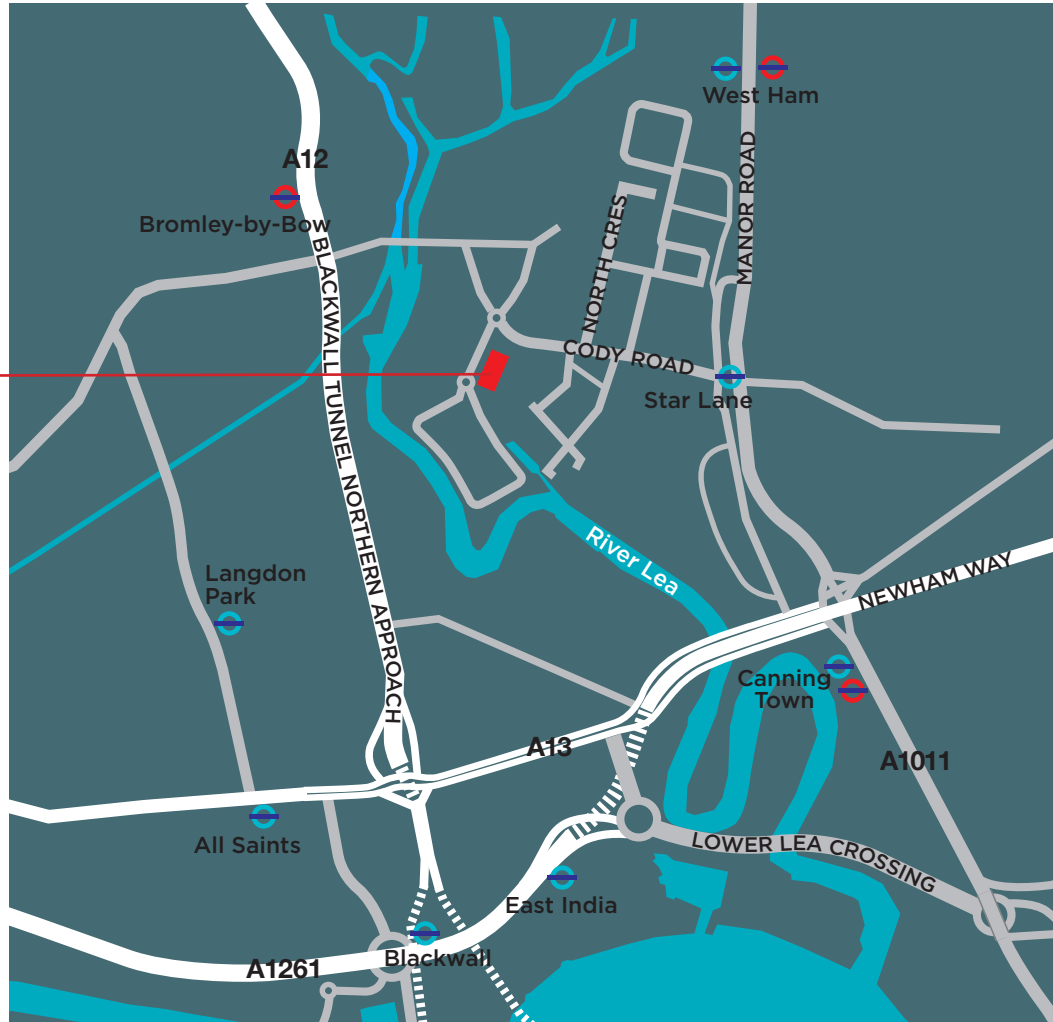
TWELVETREES CRESCENT





# BOW 70

UNIT D



## LOCATION

The units are situated on Twelvetrees Business Park which forms part of the Prologis Park Estate in close proximity to Bromley-by-Bow Underground.

This allows for quick proximity to the:  
A12 (2 mins drive),  
A13 (3 mins drive),  
A406 North Circular (14 mins drive).

In addition Star Lane DLR is 0.5 miles (10 minute walk) from the subject property.

**RATES:** We recommend that all interested parties speak with the Local Authority.

**RENT:** Upon application.

**EPC:** Available on request

## VIEWING

For further information please contact the sole agent:



**BNP PARIBAS  
REAL ESTATE**

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