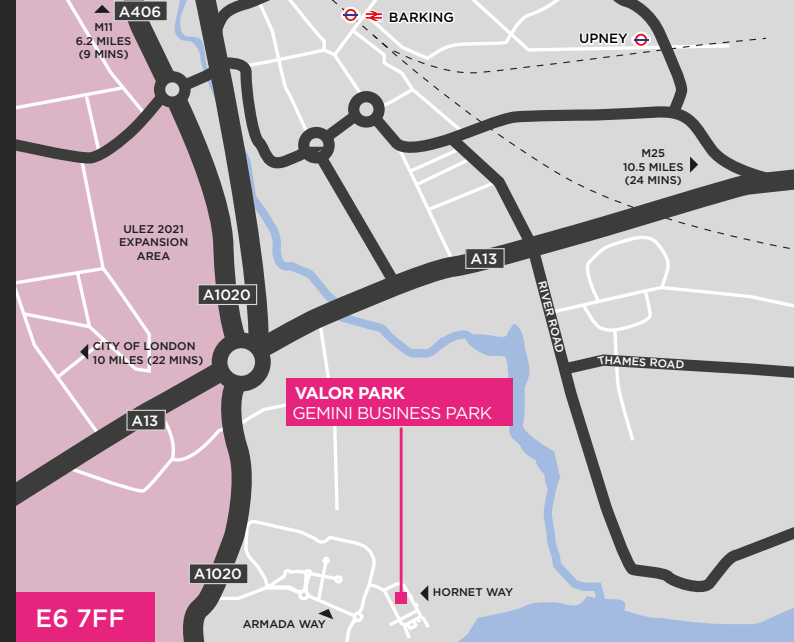
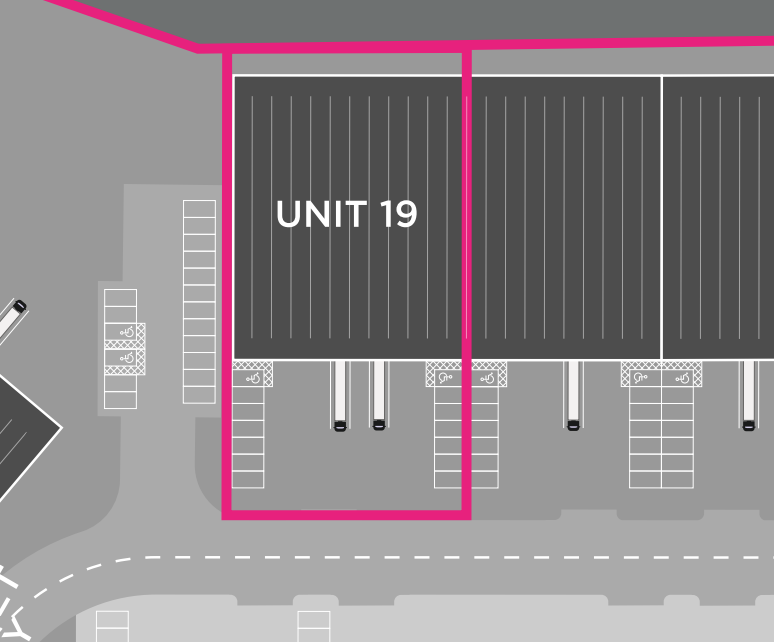


VALOR PARK

GEMINI UNIT 19



PRIME EAST LONDON WAREHOUSE/ LOGISTICS UNIT
UNIT 19 16,373 SQ FT / 1,521.1 SQ M TO LET



UNIT 19 16,373 SQ FT

DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit of steel portal frame construction with steel clad elevations. The property will be comprehensively refurbished, including the addition of first floor offices.

- 2 level access loading doors
- 7.2m clear internal eaves height
- 10.5m ridge height
- Secure fenced yard
- Established business park location
- Ground floor offices
- xx car parking spaces

ACCOMMODATION	SQ FT	SQ M
Warehouse	12,909	1,199.3
FF Office	3,464	321.8
Total	16,373	1,521.1

EPC
EPC available on request.

RENT
Upon Application.

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

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

LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway. This popular urban logistics hub is only one mile from the A13/A406 interchange, enabling access to East London and the City and providing fast connectivity to the M25 Junction 30 (18 minutes) and M11 Junction 4 (12 minutes).



CONNECTIVITY	MILES	MINS
GALLIONS REACH STATION (DLR)	1.0	5 MINS
A13/ A406 INTERCHANGE	1.4	6 MINS
LONDON CITY AIRPORT	3.0	9 MINS
DOCKLANDS / CANARY WHARF	6.5	14 MINS
M11 (J4)	6.1	12 MINS
M25 (J30)	11.0	18 MINS
THE CITY / CENTRAL LONDON	11.0	26 MINS
PORT OF TILBURY	18.8	28 MINS
LONDON GATEWAY	20.0	30 MINS

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

AltusGroup

Stephen Richmond
 +44 (0) 7771 900 682
 stephen.richmond@altusgroup.com
Chris Birch
 +44 (0) 7976 681 951
 chris.birch@altusgroup.com

CUSHMAN & WAKEFIELD

Chris Knight
 +44 (0) 7872 822 528
 chris.c.knight@cushwake.com
Patrick Mooney
 +44 (0) 7920 451 369
 patrick.mooney@cushwake.com

GERALDEVE

Josh Pater
 +44 (0) 7782 271 355
 jpater@geraldeve.com
Freddie John
 +44 (0) 7788 394 341
 fjohn@geraldeve.com

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by CUSHMAN & WAKEFIELD, ALTUS GROUP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CUSHMAN & WAKEFIELD, ALTUS GROUP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.