

# VALOR PARK GEMINI



**PRIME GREATER LONDON MULTI-LET  
URBAN LOGISTICS / INDUSTRIAL PARK  
UNITS RANGING FROM 15,616 - 22,938 SQ FT**



CUTTY SARK

TATE & LYLE

GALLIONS REACH DLR

CITY AIRPORT

EXCEL LONDON

CANARY WHARF

THE SHARD

BECKTON DLR

THE CITY

GALLIONS REACH SHOPPING PARK

A13

VALOR PARK  
GEMINI BUSINESS PARK

HSS HIRE

BABCOCK

N&C

JARDINE MOTORS

FEDEX

TASK SYSTEMS

PARCEL FORCE

**1.4 MILES TO A13  
(6 MINS)**  
**11 MILES TO CENTRAL LONDON  
(26 MINS)**



# PRIME INDUSTRIAL UNITS TO LET

## 15,616 – 22,938 SQ FT

Gemini Business Park totals 16 buildings ranging in size from 15,616 – 22,938 sq ft. The units are modern, developed to an institutional specification, and of steel portal frame construction, with profiled sheet clad elevations under pitched roofs. Below is a table summarising the current availability and outline specification.

| UNIT 19 - AVAILABLE | SQ FT  | SQ M    |
|---------------------|--------|---------|
| Warehouse           | 12,909 | 1,199.3 |
| FF Office           | 3,464  | 321.8   |
| Total               | 15,616 | 1,450.8 |

| UNIT 29 - AVAILABLE | SQ FT  | SQ M    |
|---------------------|--------|---------|
| Warehouse           | 19,751 | 1,835   |
| FF Office           | 3,187  | 296.1   |
| Total               | 22,938 | 2,131.1 |

| UNIT 30 - AVAILABLE | SQ FT  | SQ M    |
|---------------------|--------|---------|
| Warehouse           | 16,016 | 1,487.9 |
| FF Office           | 2,474  | 229.8   |
| Total               | 18,490 | 1,717.7 |



| AVAILABILITY |                      |
|--------------|----------------------|
| UNIT         | TENANT               |
| 1            | Parcel Force         |
| 9            | Hermes               |
| 10           | FedEx                |
| 11           | FedEx                |
| 12           | Jardine Motors Group |
| 13           | Jardine Motors Group |
| 14           | Hermes               |
| 15           | FedEx                |
| 16           | FedEx                |
| 19           | Available            |
| 23           | HSS Hire             |
| 24           | Babcock              |
| 25           | Babcock              |
| 26           | Let                  |
| 29           | Available            |
| 30           | Available            |

KEY  
 [White Box] OWNED BY VREP  
 [Pink Box] AVAILABLE

- DESIGNATED PARKING TO EACH UNIT
- ELECTRIC CAR CHARGING POINTS
- OFFICE SPACE
- MINIMUM 1 LEVEL ACCESS PER UNIT
- FENCED AND GATED YARDS
- PRIME LAST MILE LOCATION

VALOR PARK GEMINI E6 7FF

# URBAN LOGISTICS HUB

## LOCAL OCCUPIERS



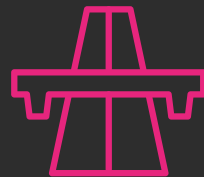
Located in the London Borough of Newham, one of the fastest growing London populations



9% of the local population employed in manufacturing, transport and storage sectors



87.7% NVQ1 Qualified



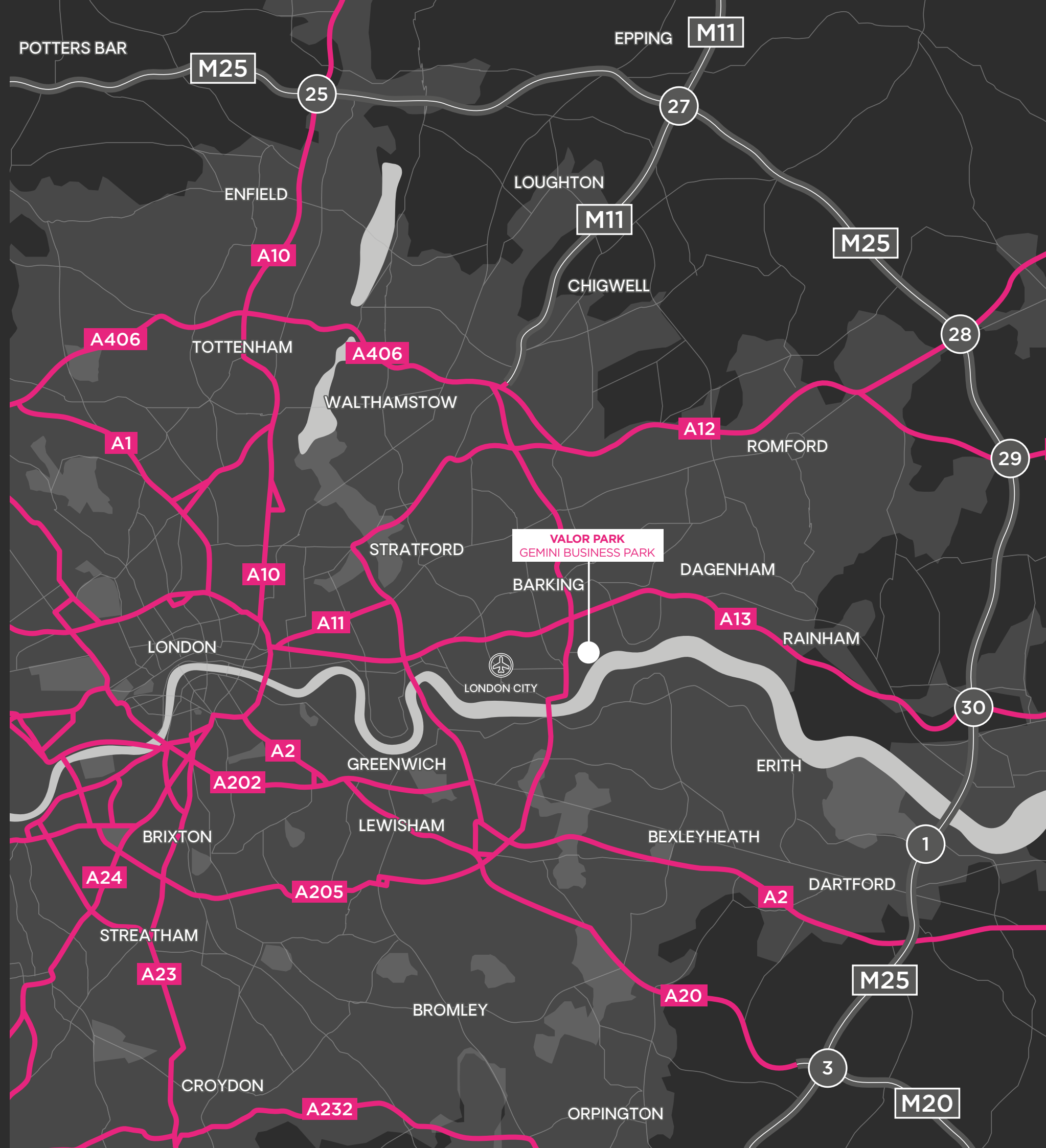
1.4 miles (6 mins) from the A13/A406 interchange



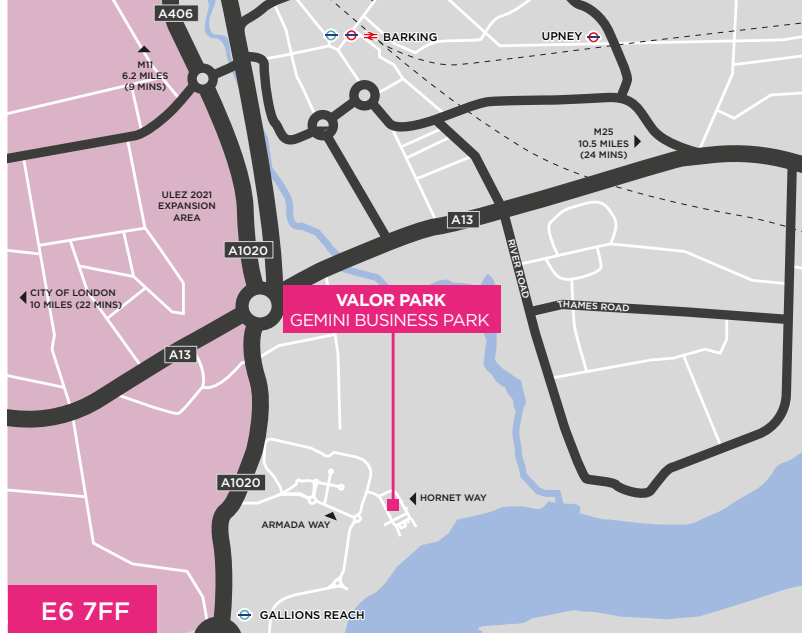
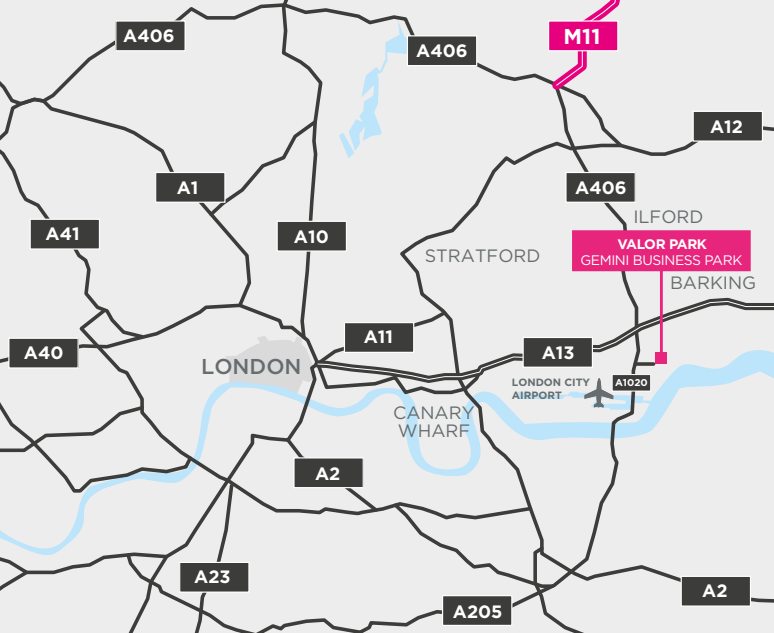
Less than 1 mile from London's DLR



Outside of London's ULEZ zone







# STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

## LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway, made up of a collection of 16 units. This popular urban logistics hub is located one mile from the A13/A406 interchange, enabling customers to service East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

## EPC

To be provided upon 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.

## 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     | 6.1   | 14 MINS |
| M11 (J4)                     | 7.0   | 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:



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