

VALOR PARK BECKTON



AVAILABLE Q4 2022
**TWO BRAND NEW SELF CONTAINED URBAN LOGISTIC
UNITS / WAREHOUSE TO LET**
22,152 SQ FT (2,058 SQ M) & 27,297 SQ FT (2,536 SQ M)

UNIT 29

22,152 SQ FT

Gemini Business Park, Unit 29 is a brand new 22,152 sq ft (2,058 sq m) industrial/logistics unit benefitting from B1/B2/B8 uses and built targeting BREEAM Excellent. The unit will be constructed using sustainable building techniques and has a number of environmentally-friendly features, such as electric car charging points and roof mounted photovoltaics, ensuring the unit will benefit from reduced energy costs.



ACCOMMODATION	SQ FT	SQ M
Warehouse	18,557	1,724
Offices	3,595	334
Total GEA	22,152	2,058



19.8M
YARD DEPTH



10M CLEAR
INTERNAL HEIGHT



4 ELECTRIC CAR
CHARGING POINTS



REDUCED ENERGY
COSTS



TARGETING BREEAM
EXCELLENT



8 CAR PARKING
SPACES



3 MOTORCYCLE
SPACES



50KN/M2 FLOOR
LOADING



3 LEVEL
ACCESS DOORS

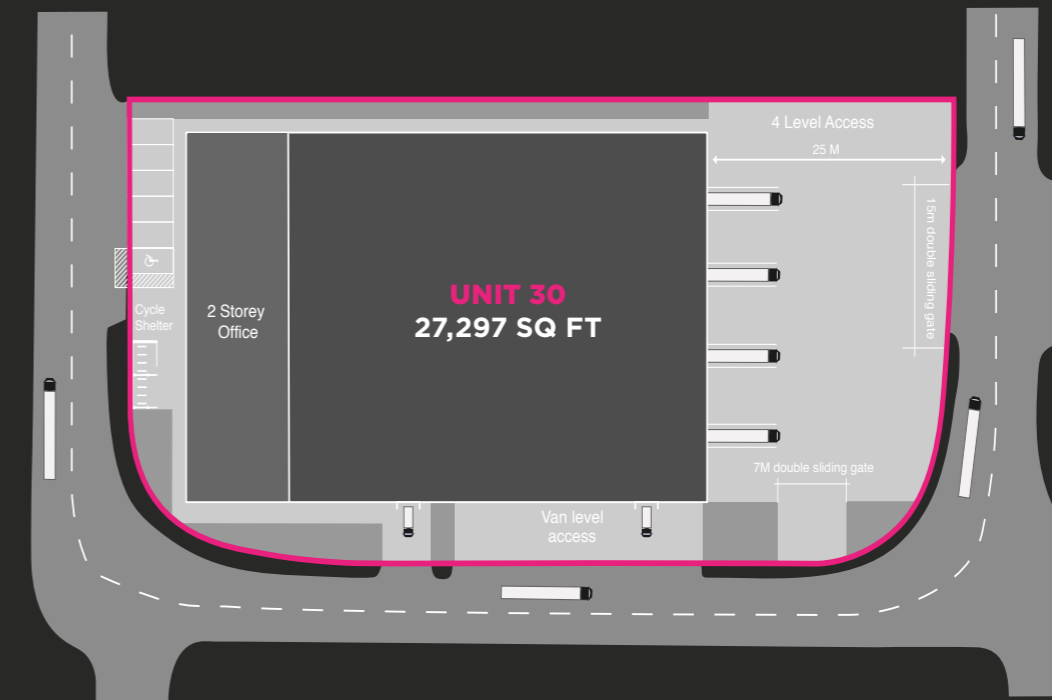


12 BICYCLE
SPACES

UNIT 30

27,297 SQ FT

Gemini Business Park, Unit 30 is a brand new 27,297 sq ft (2,536 sq m) industrial/logistics unit benefitting from B1/B2/B8 uses and built targeting BREEAM Excellent. The unit will be constructed using sustainable building techniques and has a number of environmentally-friendly features, such as electric car charging points and roof mounted photovoltaics, ensuring the unit will benefit from reduced energy costs.



ACCOMMODATION	SQ FT	SQ M
Warehouse	22,981	2,135
Offices	4,316	401
Total GEA	27,297	2,536



25M
YARD DEPTH



10M CLEAR
INTERNAL HEIGHT



4 ELECTRIC CAR
CHARGING POINTS



REDUCED ENERGY
COSTS



TARGETING BREEAM
EXCELLENT



6 CAR PARKING
SPACES



LOADING FROM
2 ELEVATIONS



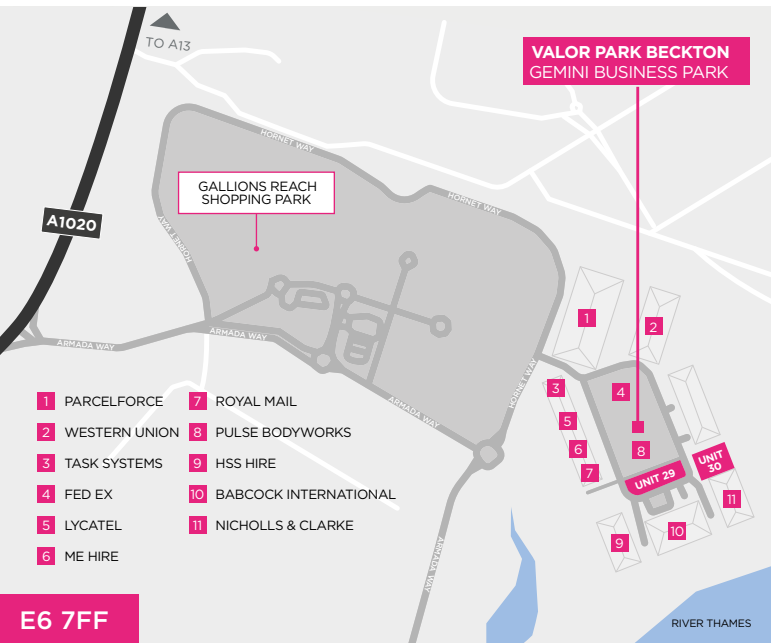
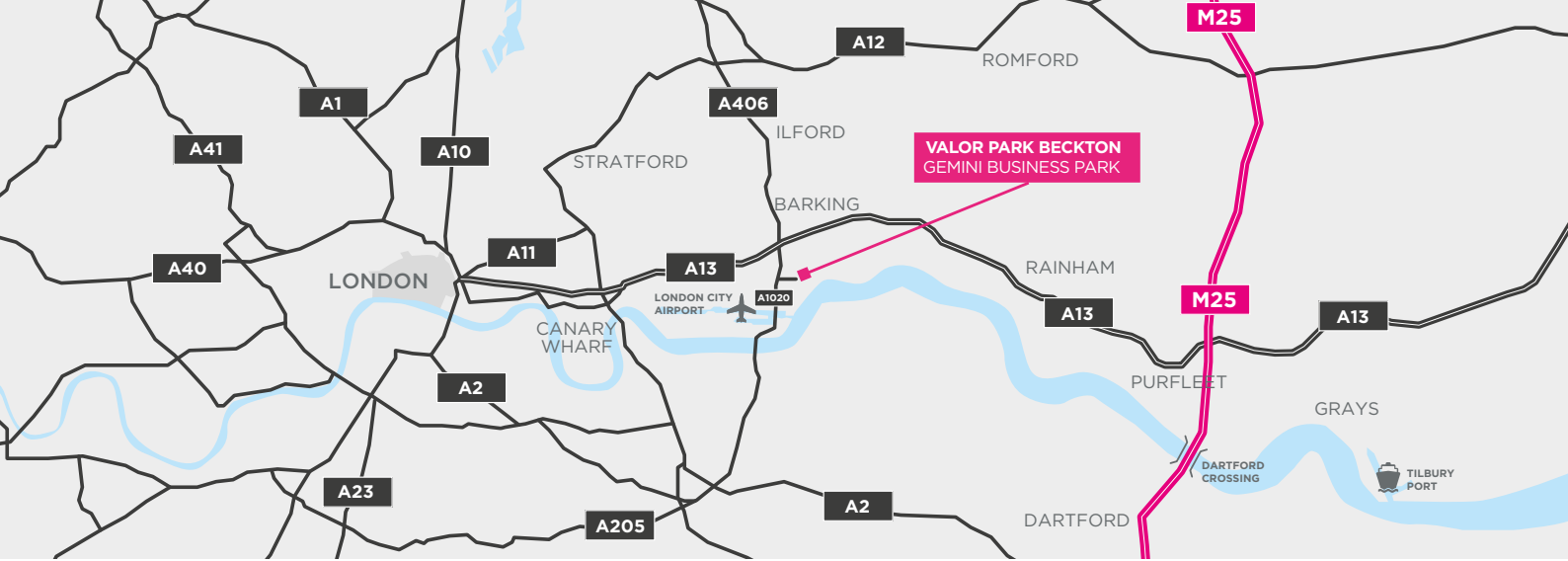
50KN/M2 FLOOR
LOADING



4 LEVEL
ACCESS DOORS



12 BICYCLE
SPACES



STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway. Two brand new high quality industrial/logistics units will be built on this popular urban logistics hub which 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).

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

LOCAL OCCUPIERS



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