

GLP

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To Let

53,741
sqft

Up to **5** year

Lease terms
available

To Be
Refurbished

Unit 3 International Business Park, Stratford E15 2GN



Strategic
Location



3.5 miles
to The City



Stratford Station
0.6 miles



Secure
Estate

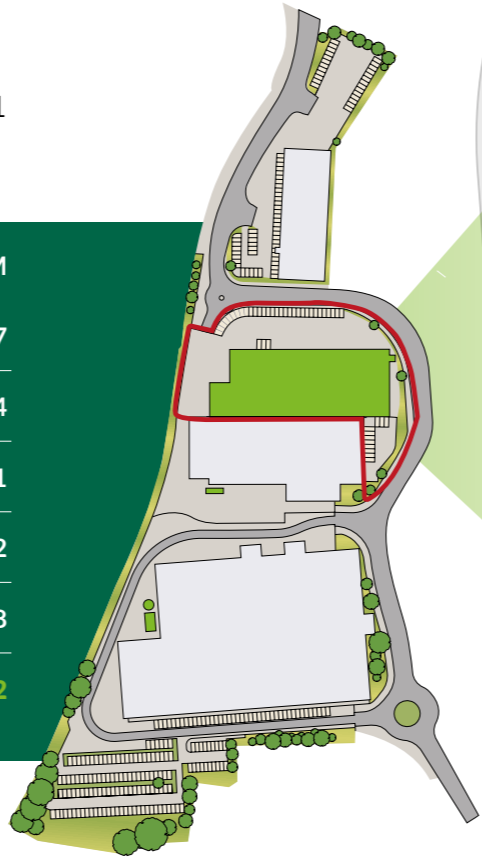




Plan & Specification

Unit 3 International Business Park is a self contained industrial / logistics unit totalling 53,741 sq ft which is due to be refurbished.

	SQ FT	SQ M
WAREHOUSE	36,242	3,367
GROUND FLOOR OFFICE	901	84
FIRST FLOOR OFFICE	2,598	241
SECOND FLOOR OFFICE	2,609	242
STRUCTURAL MEZZANINE	11,391	1,058
TOTAL GEA	53,741	4,992



Size	Eaves Height	Loading Doors	Secure Estate
53,741 sq ft	12.5m	5	

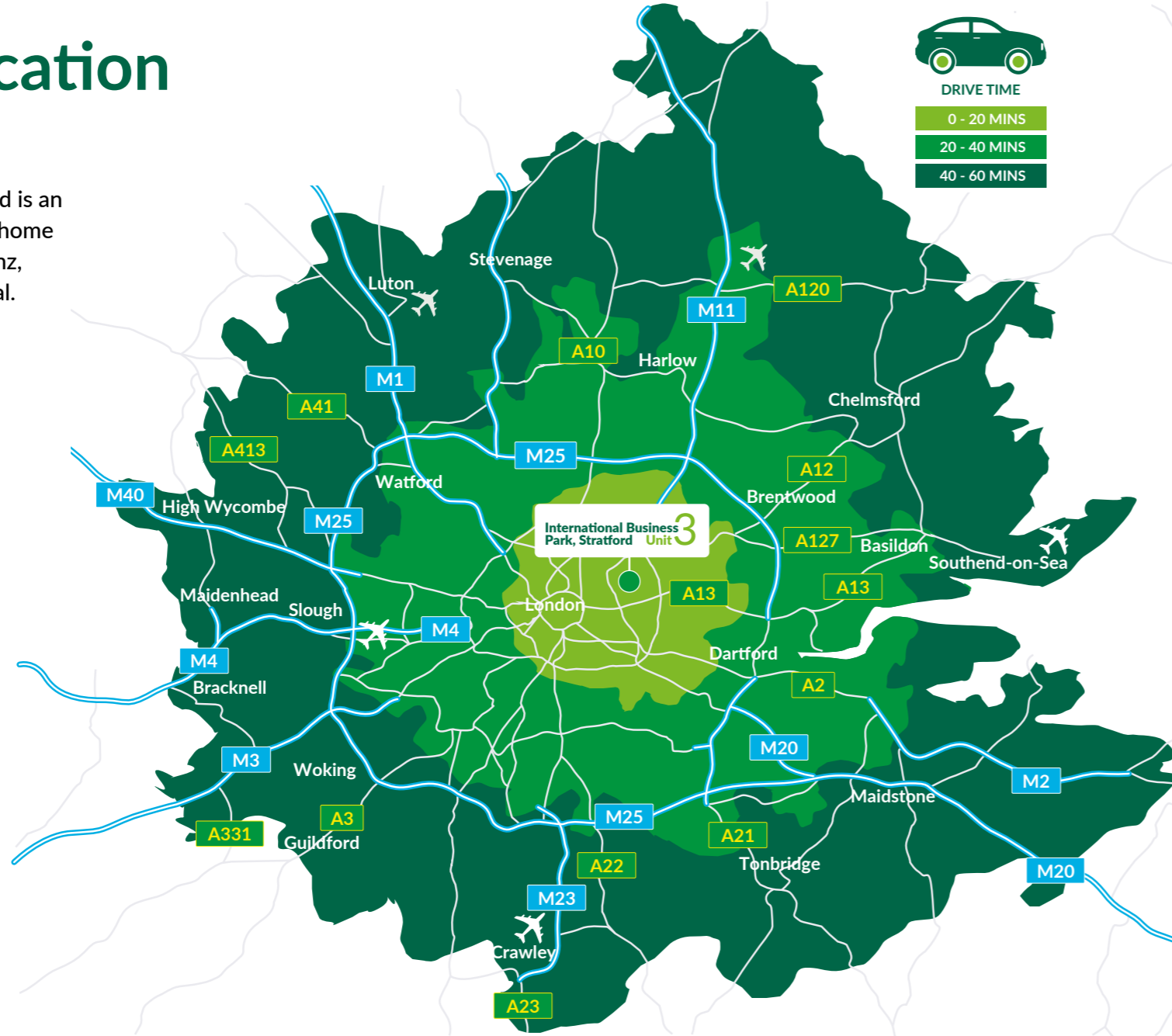


Strategic Location

International Business Park, Stratford is an established business location being home to well known brands Mercedes-Benz, Travis Perkins & Kessler International.



	Miles	Mins
A11/A12	1	4
Blackwall Tunnel	2.5	9
M11 (J4)	6	15
M25 (J27)	15	20
M25 (J28)	16.5	30
M1 (J2)	22	45
Heathrow	25	60



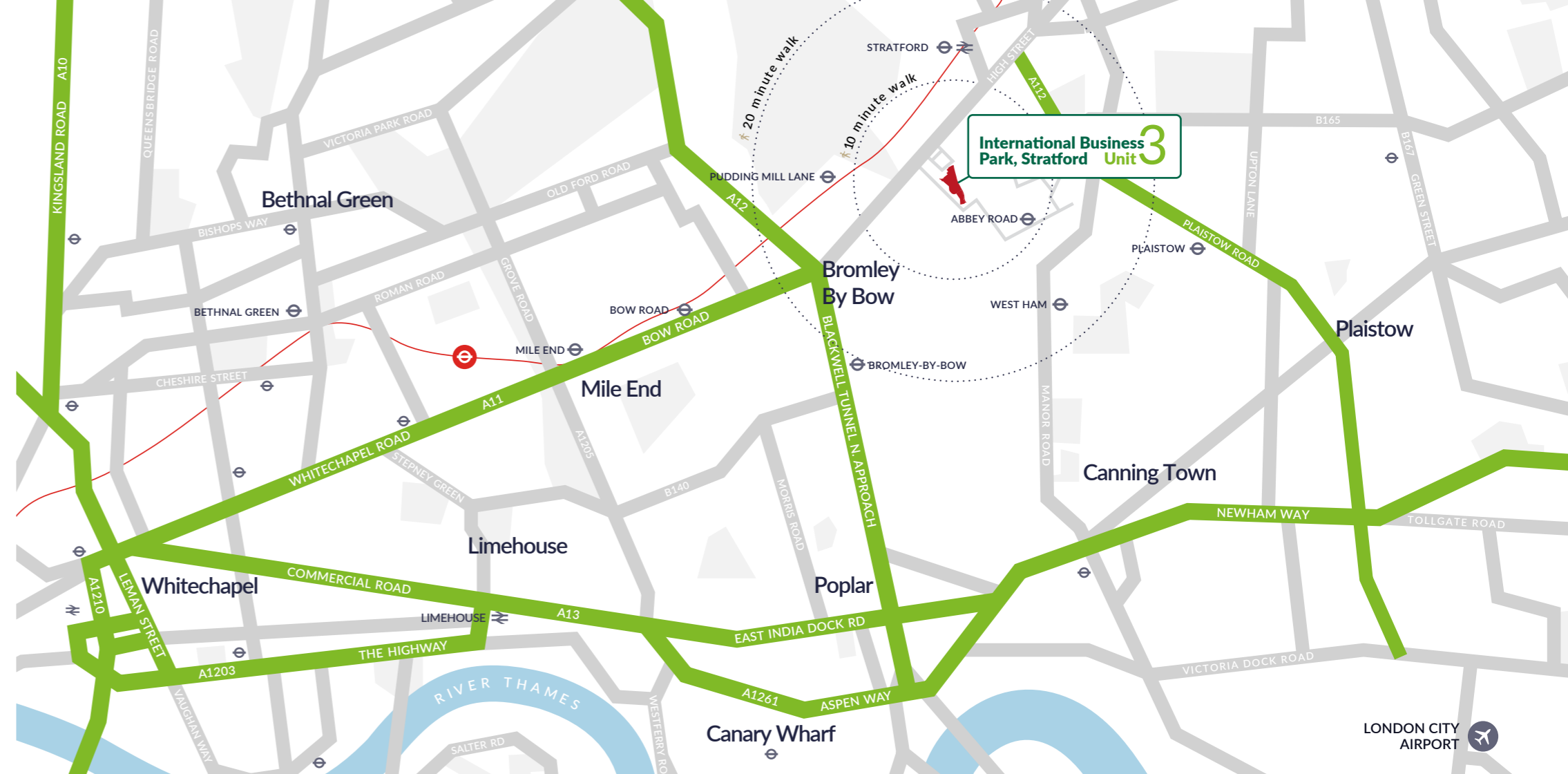
Ideally Positioned

International Business Park, Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area.

The park has multiple amenities on the doorstep including Westfield Shopping Centre and the Queen Elizabeth Olympic Park.



- UNDERGROUND**
(Walking) **13 Mins**
- OLYMPIC PARK**
(Walking) **9 Mins**
- NATIONAL RAIL LINKS**
(Walking) **13 Mins**
- SHOPPING IN WESTFIELD**
(Walking) **14 Mins**
- CENTRAL LONDON**
(Oxford Circus including walking time) **45 Mins**



	Rail Stations (Walking)	Miles	Mins		Location	Miles	Mins		Motorways	Miles	Mins
	DLR (Stratford High Street)	0.5	9		Westfields (Walking)	0.7	14		A11/A12	1	4
	Overground (Stratford)	0.6	13		Canary Wharf (Walk > Tube)	2.5	27		Blackwall Tunnel	2.5	9
	Central Line (Stratford)	0.6	13		City Airport (Walk > DLR)	3.5	23		M11 (J4)	6	15
	Jubilee Line (Stratford)	0.6	13		Oxford Circus (Walk > Tube)	6.5	45		M25 (J27)	15	20
	District Line (West Ham)	0.9	18		Heathrow (Drive)	25	60		M25 (J28)	16.5	30
	Ham & City (West Ham)	0.9	18						M1 (J2)	22	45

Accessible Workforce

The Park can draw on an immediate labour pool of over 600,000 from Newham and the neighbouring boroughs. The number of this workforce with NVQ2 and above is over 83%, with the average weekly pay being £671.50 compared to £728.40 for London as a whole.





Urban Logistics

With the continuously evolving market and demand for convenient customer experience across industries such as e-commerce, food, retail and many more - urban logistics hubs have become crucial to the supply chain.

Located less than 5 miles from the City of London and with over 2.5M households within a 30 min drive, International Business Park, Stratford is a prime urban logistics site.



Households

502,743
within 10 minute drive

1,024,321
within 15 minute drive

2,539,674
within 30 minute drive



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global Our European operating portfolio consists of more than 5.6 million sq m across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m. To learn more about our European operations, please go to eu.glp.com



5.6 million sq m
operating portfolio



9 million sq m
development in 30 years



4 million sq m
development pipeline



Strong
global presence



Indicative image, GLP G-Hub Crawley

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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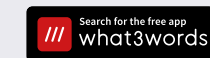
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