

TO LET

Industrial/Warehouse Unit

3,303 sq. ft. (307 m²)

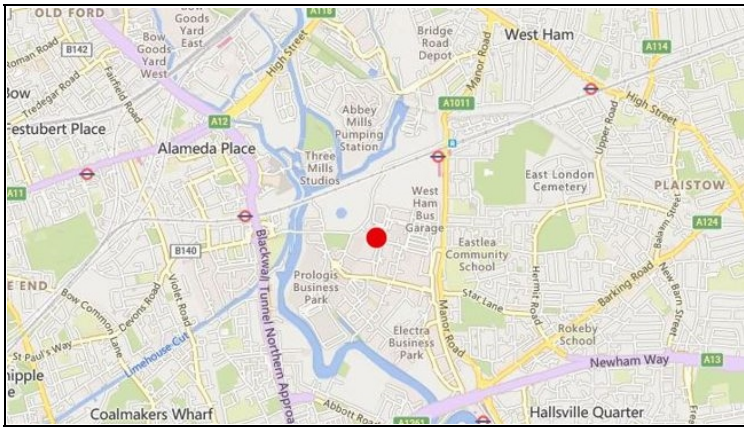
UNIT E, PROJECT PARK,

North Crescent, Canning Town, London E16 4TQ



- 5.56m min. eaves height
- CCTV covering the whole estate
- Gated estate
- Mezzanine level
- Excellent road links
- Electric roller shutter loading door
- Close proximity to Star Lane DLR station
- 3 phase power & Gas supply

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

The property is located on the popular Project Park estate on North Crescent which forms part of the Cody Road industrial area and therefore within easy reach of the A13, A11 and A102 Blackwall Tunnel Road. The estate benefits from close proximity to Star Lane DLR station in addition to bus routes running throughout the industrial area.

DESCRIPTION

The property comprises a mid-terrace warehouse/industrial unit within a gated estate. Internally, the unit is currently configured to provide predominantly open plan warehouse accommodation with offices, WC & kitchenette facilities to the ground floor and additional storage by way of a mezzanine level. Externally, the unit is accessed either via a personnel door or electric roller shutter and benefits from generous parking & loading area. There are additional security features by way of steel electric security shutter covering the personnel door.

ACCOMMODATION

Warehouse:	1,872 sq. ft. (174 m ²)
Office:	468 sq. ft. (43 m ²)
Mezzanine:	963 sq. ft. (89 m ²)
Total:	3,303 sq. ft. (307 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at band E.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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