

**TO LET**

## Secure Open Storage Yard

11,668 sq. ft. (1,084 m<sup>2</sup>)

## YARD 13, THAMES ROAD INDUSTRIAL ESTATE,

Thames Road, London E16 2EZ



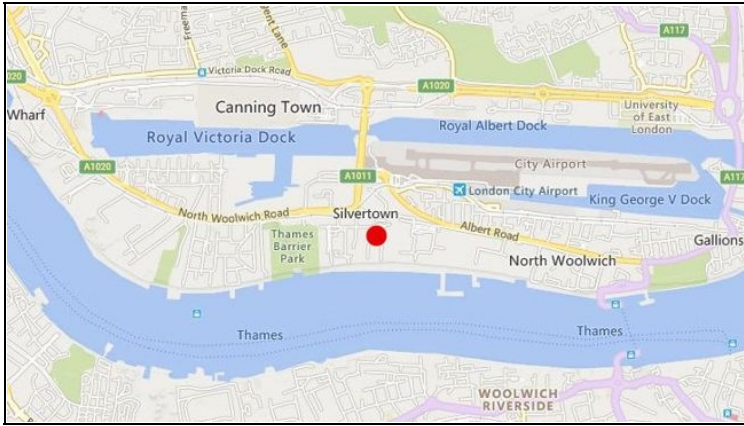
- Secure open storage
- Close to Excel, City Airport and Docklands
- 24/7 on-site security

- Laid to hardstanding
- Gated and fenced to the perimeter
- Excellent road links

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**020 7422 6350**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

The property is located on the established Thames Road Industrial Estate in close proximity to Excel and City Airport. Pontoon Dock, DLR station is within 0.5 miles and the area is well served in respect of the national road network providing access to the Blackwall Tunnel, Docklands, The City and the A13.

#### DESCRIPTION

The property comprises a regular shaped open storage yard laid to hardstanding.

#### ACCOMMODATION

**Total: 11,668 sq. ft. (1,084 m<sup>2</sup>)**

#### TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. A maximum lease term of five years is available with a rolling mutual option to break from September 2025 onwards subject to three months' prior written notice.

#### RENT

On application.

#### VAT

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

#### BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Newham for verification of the rates payable.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### 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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