

TO LET

Open Storage Yard

10,000 - 51,836 sq. ft. (929 - 4,816 m²)

UNIT 9, THAMES ROAD INDUSTRIAL ESTATE,

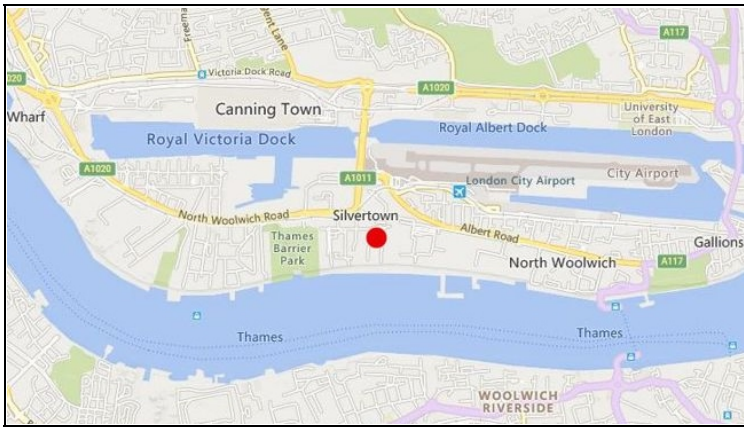
Thames Road, London E16 2EZ



- Secure open storage
- Majority laid to hardstanding
- Close to Excel, City Airport and Docklands
- Can be let individually or combined
- Gated and fenced to the perimeter
- 24/7 on site security
- Excellent road links

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
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 majority hardstanding. The site can be let as a whole or in part. Further details on request.

ACCOMMODATION

Size Range: 10,000 - 51,836 sq. ft. (929 - 4,816 m²)

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 31 August 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:

Ben Collins

Tel: 020 7422 6350 / 07740 565222

Email: ben.collins@kemsley.com

Kieran Conlan

Tel: 020 7422 6350 / 07969 743 810

Email: kieran.conlan@kemsley.com

Taylor Phillips

Tel: 020 7422 6350 / 07538 156411

Email: taylor.phillips@kemsley.com

Ref: AR4728/BC 12.23

KEMSLEY
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.