

TO LET

Industrial / Warehouse Unit

4,187 sq. ft. (389 m²)

UNIT P, PROJECT PARK,

North Crescent, Canning Town, London E16 4TQ

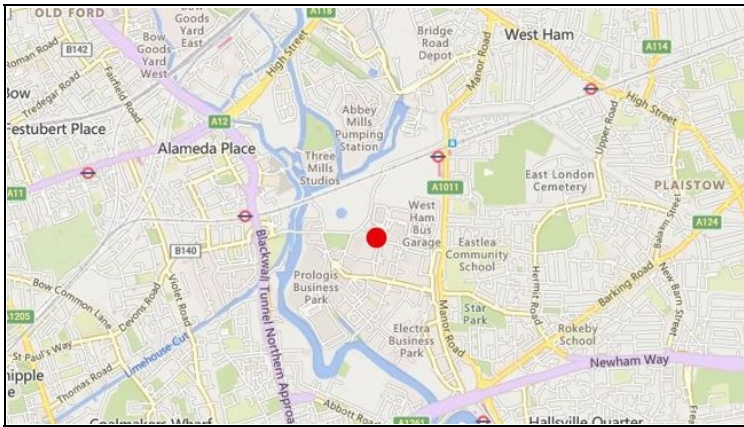


- Gated estate
- 7.01m min. eaves height
- 2.64 to underside of Mez
- Close proximity to Star Lane DLR

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- CCTV covering the whole estate
- Electric roller shutter loading doors

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



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 an end of terrace warehouse/industrial unit. Internally, the ground floor is configured to provide predominantly open warehouse/industrial space with offices to the rear. The first floor provides good quality office space benefiting from carpet throughout, a mixture of overhead and wall mounted AC/Heating units (untested), LED lighting and partitioned offices. Externally, the property provides generous parking and loading area.

ACCOMMODATION

Ground Floor:	2,707 sq. ft. (251 m ²)
Mezzanine:	1,480 sq. ft. (137 m ²)
Total:	4,187 sq. ft. (389 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 C.

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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