

TO LET

Industrial / Warehouse Unit

6,000 sq. ft. (557 m²)

UNIT 12A, THAMES ROAD INDUSTRIAL ESTATE,

Thames Road, London E16 2EZ

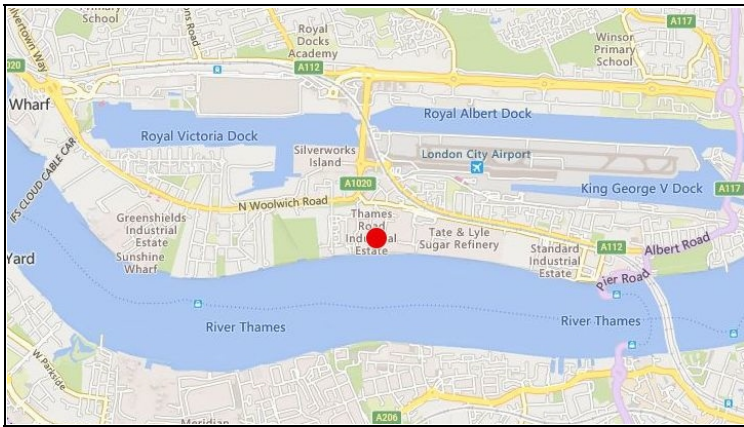


- 3-Phase power
- Additional mezzanine storage
- Close to Excel, City Airport and Docklands

- Roller shutter access
- Excellent road links

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350
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 of the property 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 single storey industrial unit divided into two separate areas which are individually accessed. The unit benefits from roller shutter loading door access and provides predominantly clear warehouse accommodation in addition to an ancillary mezzanine providing additional storage.

ACCOMMODATION

Total: 6,000 sq. ft. (557 m²)

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

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 5 years is available with a rolling mutual option to break from Q2 2026 onwards, subject to 3 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.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

To be provided.

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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