

# VALOR PARK BECKTON



AVAILABLE Q4 2022

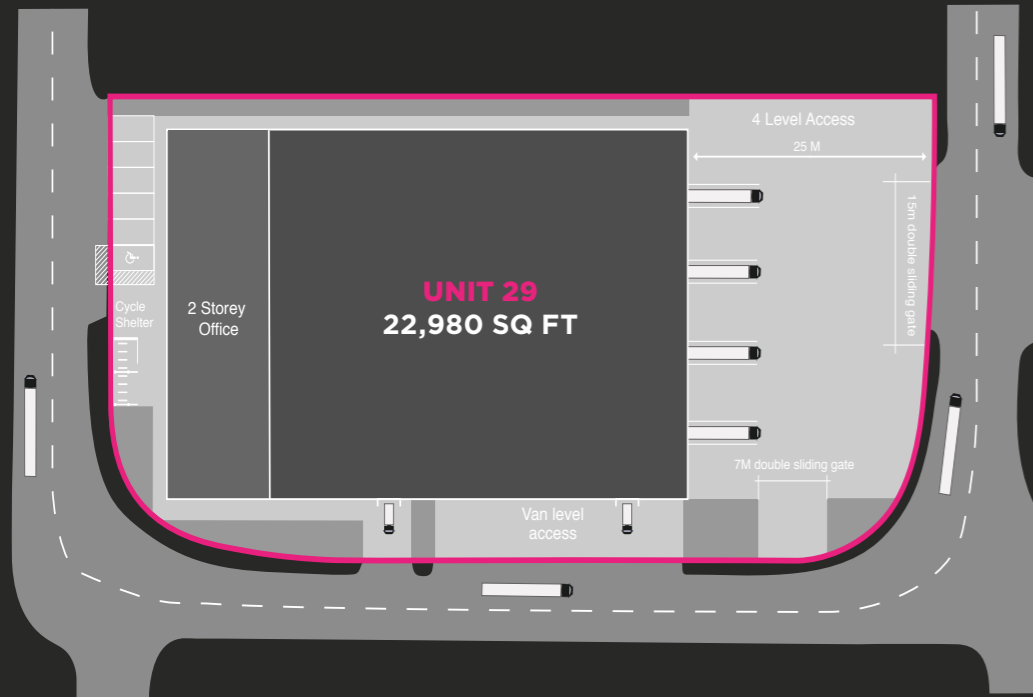
**TWO BRAND NEW SELF CONTAINED URBAN LOGISTIC  
UNITS / WAREHOUSE TO LET**

**18,557 SQ FT (1,724 SQ M) & 22,980 SQ FT (2,135 SQ M)**

# UNIT 29

## 22,980 SQ FT

Gemini Business Park, Unit 29 is a brand new 22,980 sq ft (2,135 sq m) industrial/logistics unit benefitting from B1/B2/B8 uses and built targeting BREEAM Excellent. The unit will be constructed using sustainable building techniques and has a number of environmentally-friendly features, such as electric car charging points and roof mounted photovoltaics, ensuring the unit will benefit from reduced energy costs.



ACCOMMODATION	SQ FT	SQ M
Warehouse	18,664	1,733
Offices	4,316	400
Total GEA	22,980	2,135



25M  
YARD DEPTH



10M CLEAR  
INTERNAL HEIGHT



4 ELECTRIC CAR  
CHARGING POINTS



REDUCED ENERGY  
COSTS



TARGETING BREEAM  
EXCELLENT



6 CAR PARKING  
SPACES



LOADING FROM  
2 ELEVATIONS



50KN/M2 FLOOR  
LOADING



4 LEVEL  
ACCESS DOORS



12 BICYCLE  
SPACES

# UNIT 30

## 18,557 SQ FT

Gemini Business Park, Unit 30 is a brand new 18,557 sq ft (1,724 sq m) industrial/logistics unit benefitting from B1/B2/B8 uses and built targeting BREEAM Excellent. The unit will be constructed using sustainable building techniques and has a number of environmentally-friendly features, such as electric car charging points and roof mounted photovoltaics, ensuring the unit will benefit from reduced energy costs.



ACCOMMODATION	SQ FT	SQ M
Warehouse	14,962	1,390
Offices	3,595	333
Total GEA	18,557	1,724



19.8M  
YARD DEPTH



10M CLEAR  
INTERNAL HEIGHT



4 ELECTRIC CAR  
CHARGING POINTS



REDUCED ENERGY  
COSTS



TARGETING BREEAM  
EXCELLENT



8 CAR PARKING  
SPACES



3 MOTORCYCLE  
SPACES



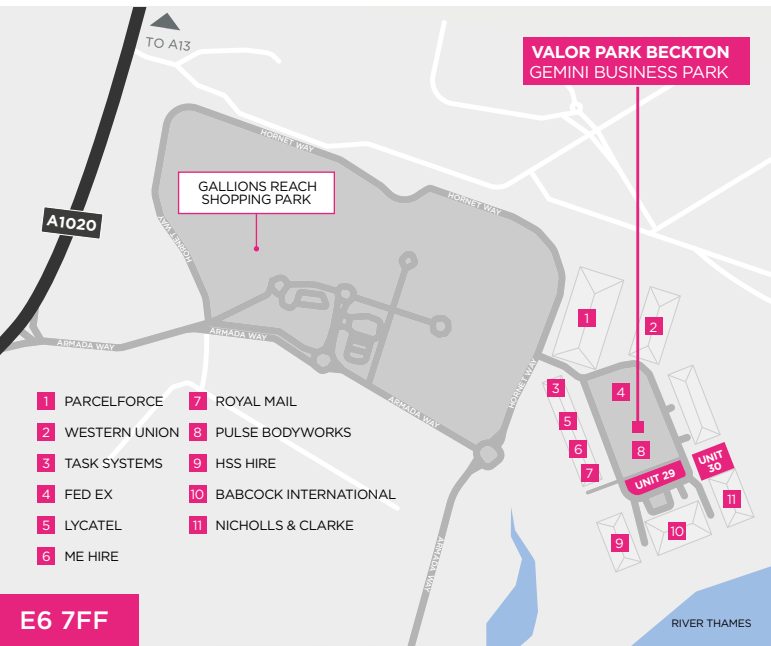
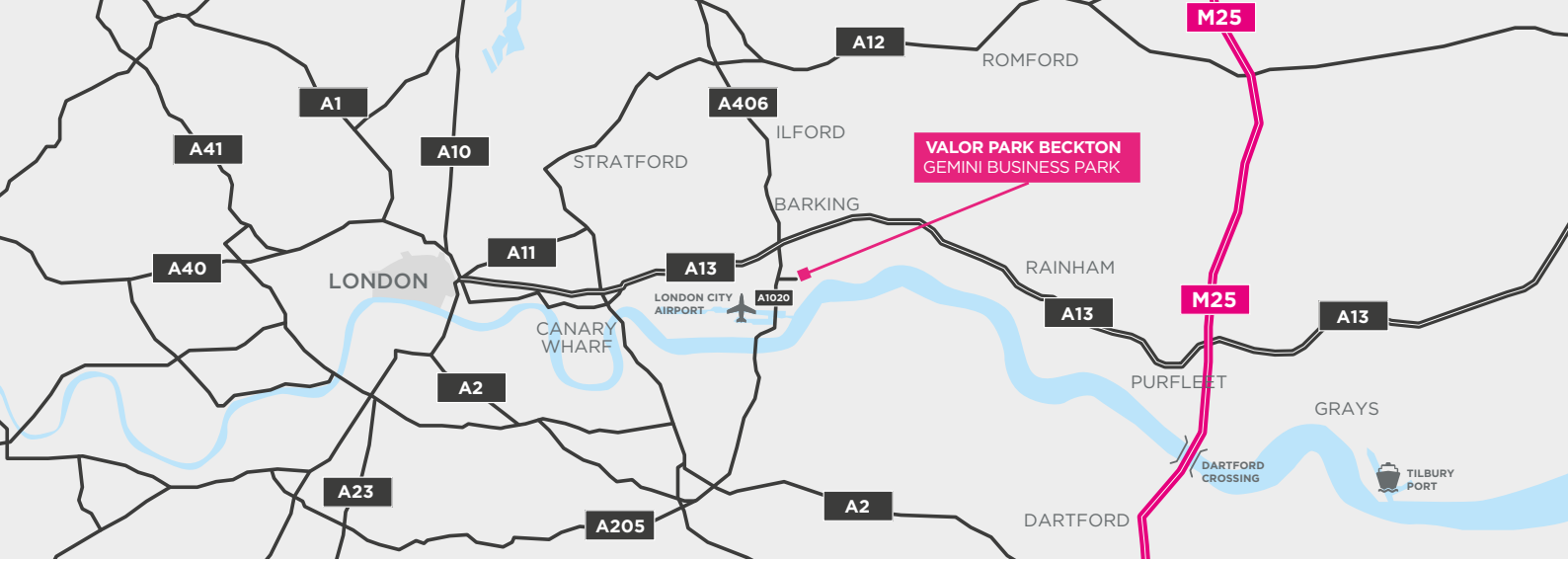
50KN/M2 FLOOR  
LOADING



3 LEVEL  
ACCESS DOORS



12 BICYCLE  
SPACES



# STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

## LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway. Two brand new high quality industrial/logistics units will be built on this popular urban logistics hub which is located one mile from the A13/A406 interchange, enabling customers to service East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

## LOCAL OCCUPIERS



## CONNECTIVITY

	MILES	MINS
GALLIONS REACH STATION (DLR)	1.0	5 MINS
A13/ A406 INTERCHANGE	1.4	6 MINS
LONDON CITY AIRPORT	3.0	9 MINS
DOCKLANDS / CANARY WHARF	6.5	14 MINS
M11 (J4)	6.1	12 MINS
M25 (J30)	11.0	18 MINS
THE CITY / CENTRAL LONDON	11.0	26 MINS
PORT OF TILBURY	18.8	28 MINS
LONDON GATEWAY	20.0	30 MINS

For further information or to arrange an inspection please contact joint agents:



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