

VALOR PARK GEMINI



**PRIME GREATER LONDON MULTI-LET
URBAN LOGISTICS / INDUSTRIAL PARK
UNITS RANGING FROM 16,373 - 22,980 SQ FT**

CUTTY SARK

TATE & LYLE

CITY AIRPORT

EXCEL LONDON

CANARY WHARF

THE SHARD

BECKTON DLR

THE CITY

GALLIONS REACH SHOPPING PARK

A13

VALOR PARK
GEMINI BUSINESS PARK

HSS HIRE

BABCOCK

N&C

FEDEX

TASK SYSTEMS

PARCEL FORCE

1.4 MILES TO A13
(6 MINS)

11 MILES TO CENTRAL LONDON
(26 MINS)

PRIME INDUSTRIAL UNITS TO LET

16,373 - 22,980 SQ FT

Gemini Business Park totals 16 buildings ranging in size from 13,082 sq ft to 113,255 sq ft. The units are modern, developed to an institutional specification, and of steel portal frame construction, with profiled sheet clad elevations under pitched roofs. Below is a table summarising the current availability and outline specification.

AVAILABILITY

UNIT	TENANT
1	Parcel Force
3	Task
4	Task
9	Hermes
10	FedEx
11	FedEx
14	Hermes
15	FedEx
16	FedEx
19	Available
23	HSS Hire
24	Babcock
25	Babcock
26	Let
29	Under Construction
30	Under Construction

UNIT 19 - AVAILABLE	SQ FT	SQ M
Warehouse	12,909	1,199.3
FF Office	3,464	321.8
Total	16,373	1,521.1

UNIT 29 - AVAILABLE	SQ FT	SQ M
Warehouse	18,664	1,773
Office	4,316	400
Total	22,980	2,135

UNIT 30 - AVAILABLE	SQ FT	SQ M
Warehouse	14,962	1,390
Office	3,595	333
Total	18,557	1,724

*Units 29 & 30 under construction



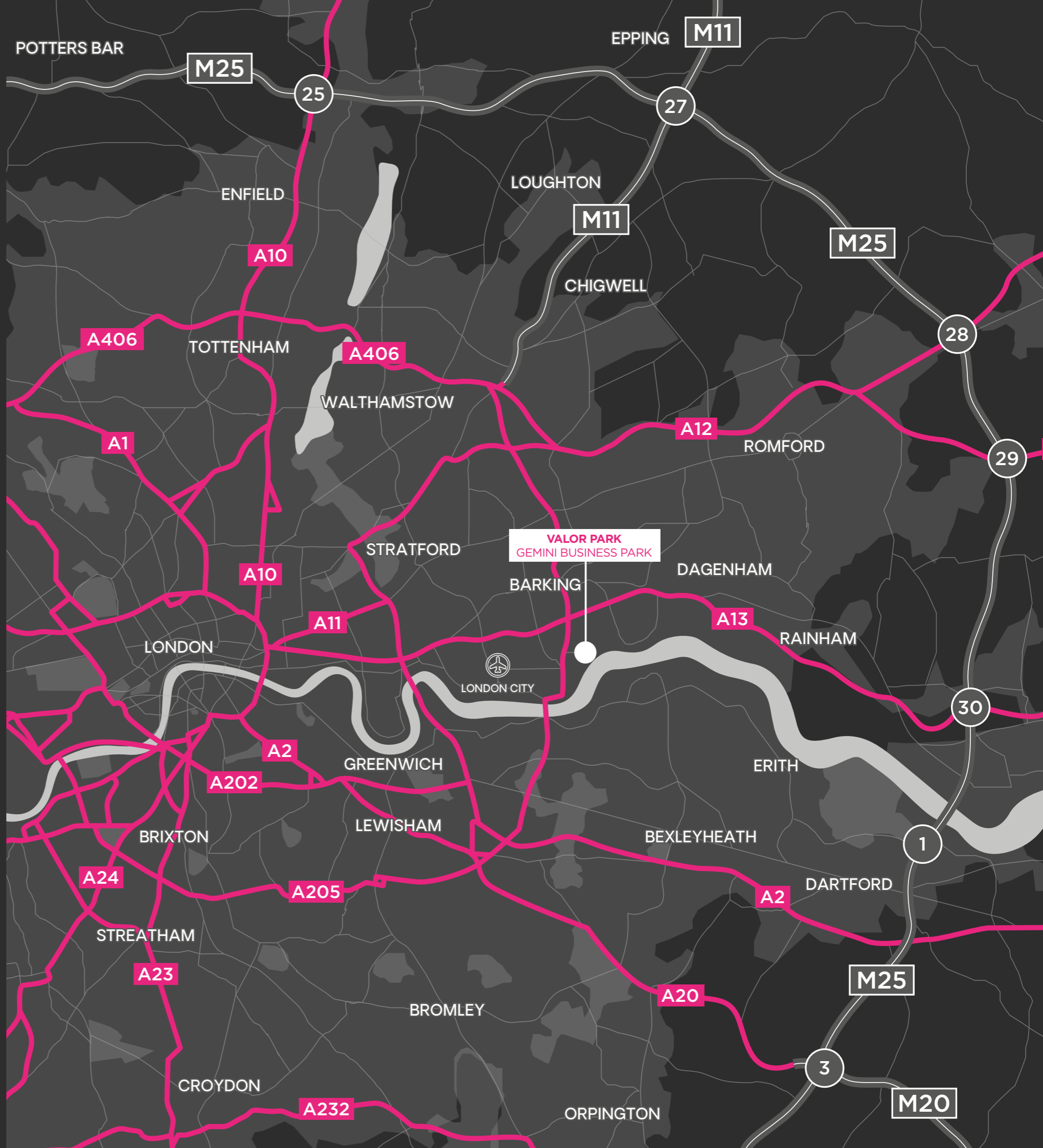
KEY
 OWNED BY VREP
 AVAILABLE

- DESIGNATED PARKING TO EACH UNIT
- ELECTRIC CAR CHARGING POINTS
- OFFICE SPACE
- FENCED AND GATED YARDS
- PRIME LAST MILE LOCATION
- MINIMUM 1 LEVEL ACCESS PER UNIT

VALOR PARK GEMINI E6 7FF

URBAN LOGISTICS HUB

LOCAL OCCUPIERS



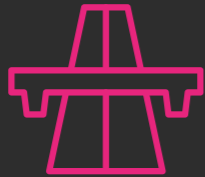
Located in the London Borough of Newham, one of the fastest growing London populations



9% of the local population employed in manufacturing, transport and storage sectors



87.7% NVQ1 Qualified



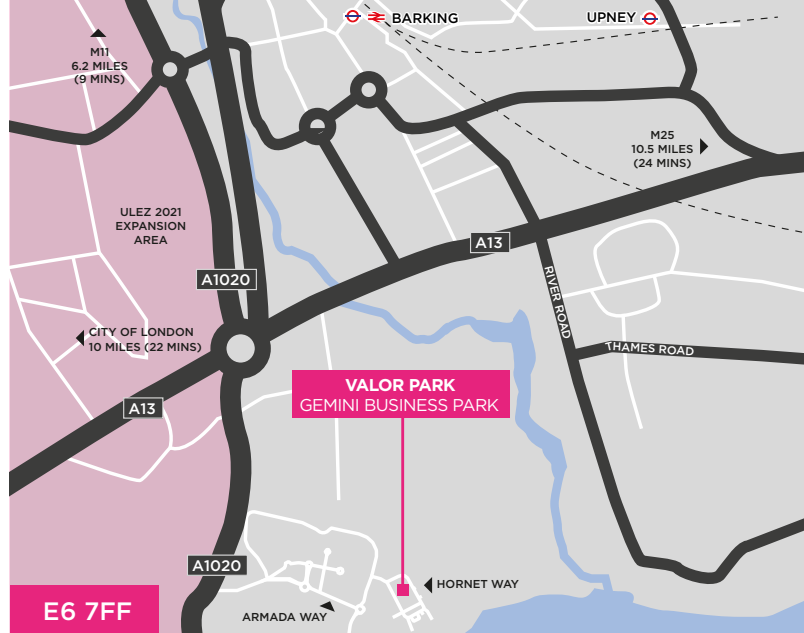
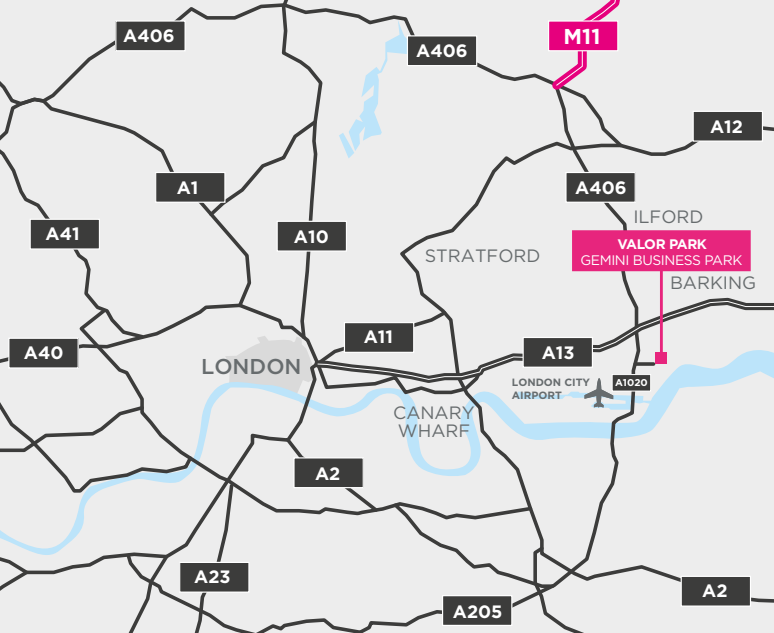
1.4 miles (6 mins) from the A13/A406 interchange



Less than 1 mile from London's DLR



Outside of London's ULEZ zone



E6 7FF

STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway, made up of a collection of 16 units. This popular urban logistics hub 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).

EPC

To be provided upon request.

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

CONNECTIVITY

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	6.1	14 MINS
M11 (J4)	7.0	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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