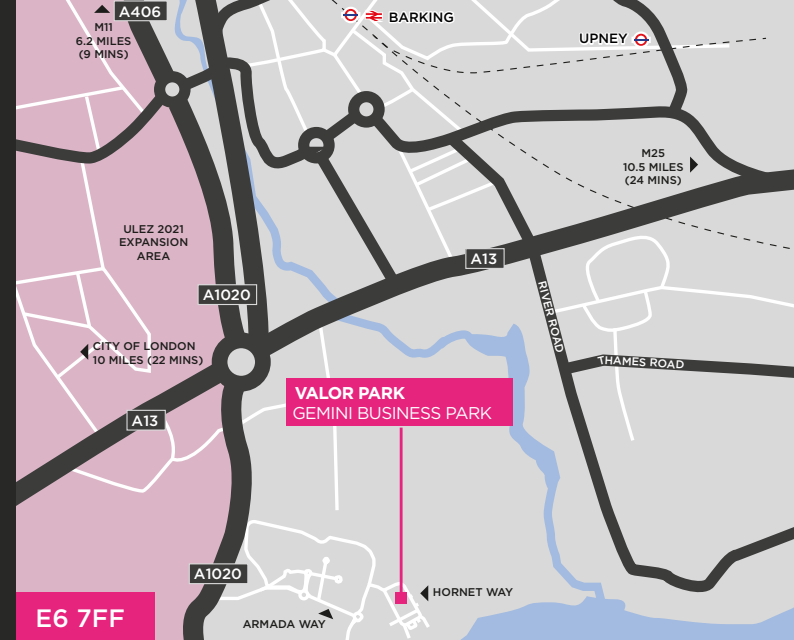
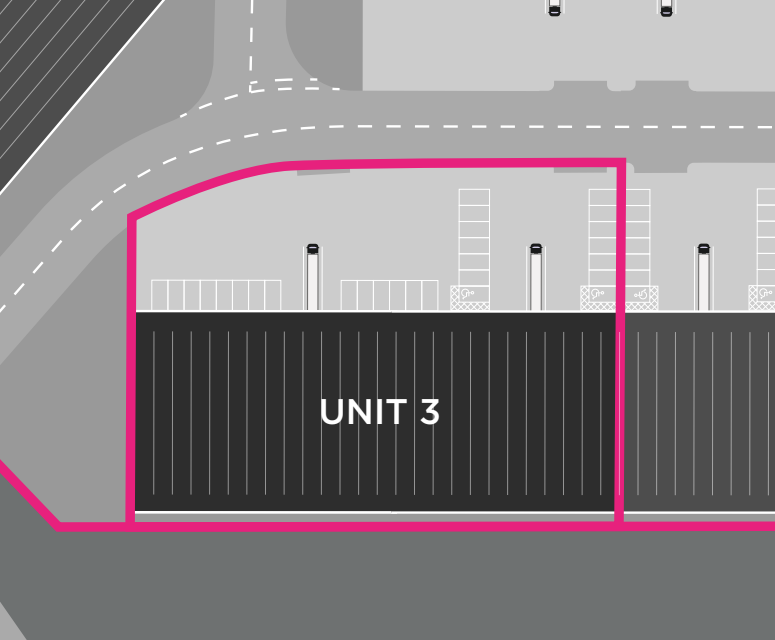


VALOR PARK GEMINI UNIT 3



AVAILABLE Q1 2023
PRIME EAST LONDON WAREHOUSE / LOGISTICS UNIT
25,154 SQ FT / 3,338.8 SQ M
TO LET



UNIT 3 25,154 SQ FT

DESCRIPTION

The property comprises an end of terrace industrial / warehouse units of steel portal frame construction with steel clad elevations. The property will be available to let in Q1 2023.

- 2 level access loading doors
- 7.27m clear internal eaves height
- Secure fenced yard
- Established business park location
- Ground floor offices

LOCATION

Gemini Business Park is an established industrial / warehouse development at the heart of the Thames Gateway. This popular urban logistics hub is only one mile from the A13/A406 interchange, enabling access to East London and the City and providing fast connectivity to the M25 Junction 30 (18 minutes) and M11 Junction 4 (12 minutes).



ACCOMMODATION UNIT 3	SQ FT	SQ M
Warehouse	17,368	1,613.5
GF Office	4,322	401.5
FF Office	3,464	321.8
Total	25,154	2,336.8

EPC
EPC available on 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	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

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