

crescent court business centre

CANNING TOWN ■ LONDON ■ E16 4TG

CANMOOR



Refurbished Industrial / Warehouse Units
1,517 – 13,802 sq ft **TO LET**

- Prominent location
- Steel portal frame
- Clear height of 7 metres
- Ancillary Offices
- 3 Phase Electrical Supply
- Secure Site

CANNING TOWN

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UNITS 1-5 Crescent Court Business Centre are industrial/warehouse units which have been fully refurbished with the following specification:



CLEAR HEIGHT OF 7M



LEVEL LOADING DOOR ACCESS



ANCILLARY OFFICES



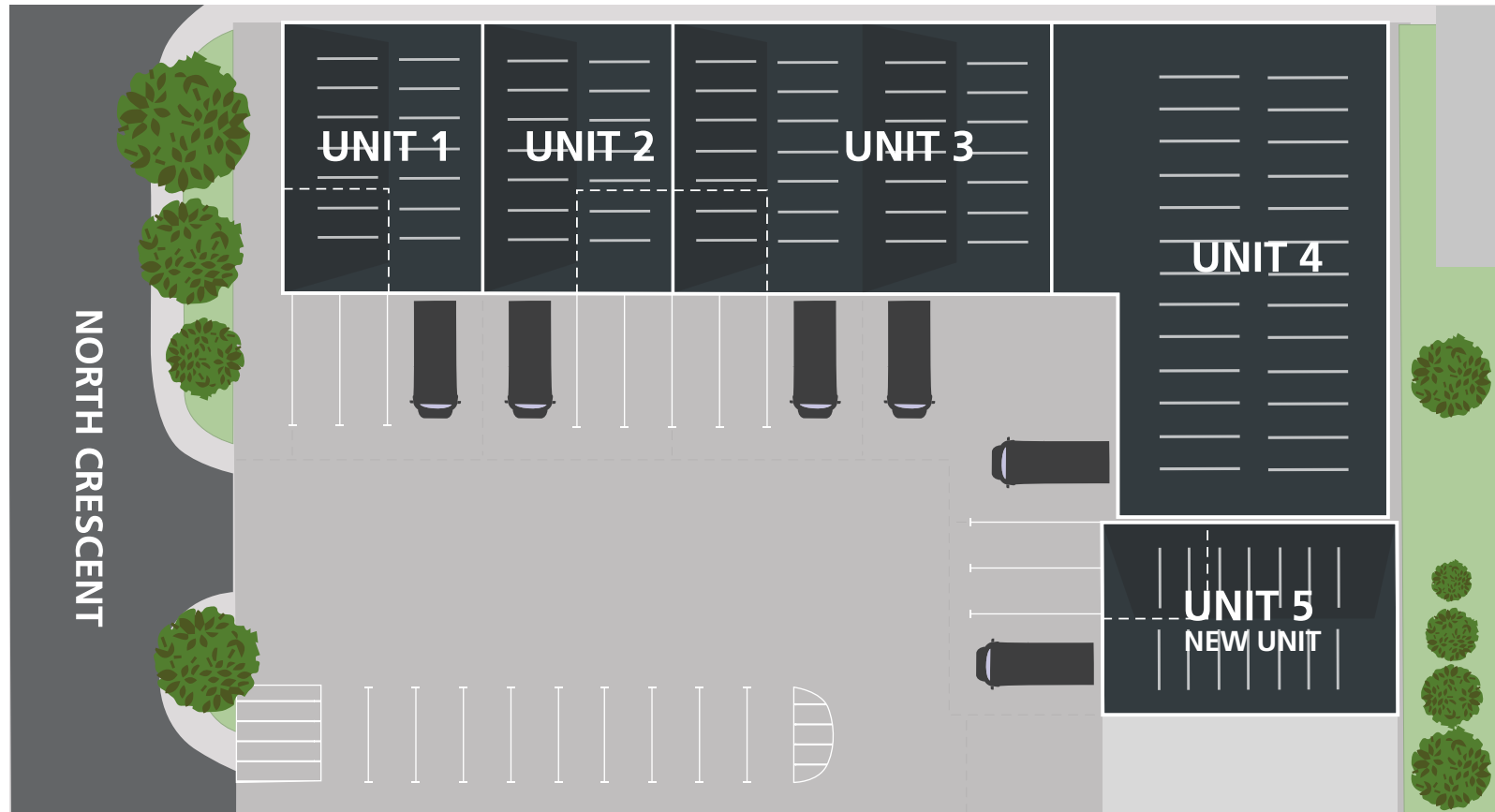
DESIGNATED PARKING



3 PHASE POWER



EPC RATING UPON REQUEST



ACCOMMODATION (GEA)

UNIT 1	sq ft	UNIT 2	sq ft	UNIT 3	sq ft	UNIT 4	sq ft	UNIT 5 (NEW UNIT)	sq ft
Warehouse	2,605	Warehouse	1,517	Warehouse	2,939	Warehouse	5,216	Warehouse	1,534
Total	2,605	Total	1,517	Total	2,939	Total	5,216	Total	1,534

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LOCATION

Located on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Speedy Hire and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within walking distance.



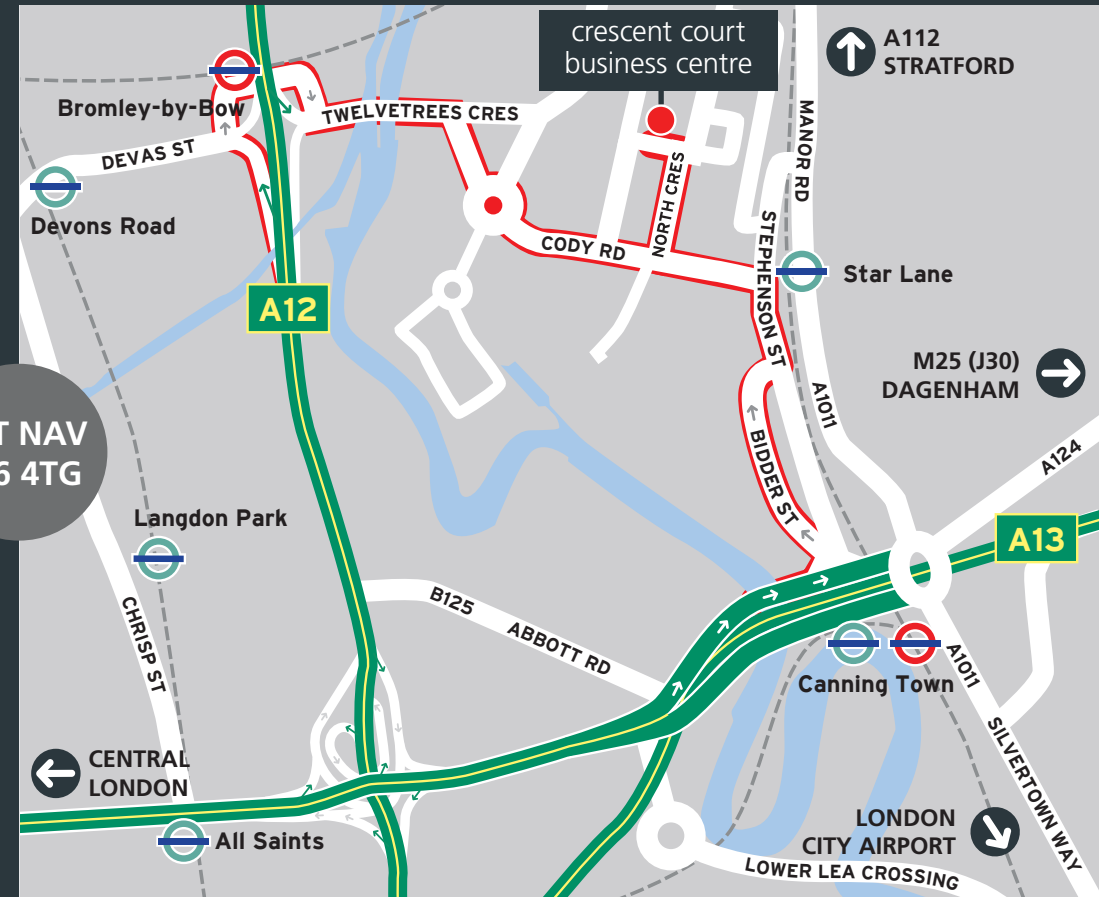
Canning Town	10 mins
Canary Wharf	14 mins
Stratford	20 mins



A13 (Newham Way)	0.6 mile
A12/A102 Blackwall Tunnel Northern Approach	1.5 miles
Stratford Town Centre	2.2 miles
M11 Motorway	7.2 miles



Star Lane Station STRATFORD INT - 10 MINS (DLR)	0.3 mile
West Ham Station STRATFORD - 3 MINS (JUBILEE)	0.6 mile
Canning Town Station LONDON BRIDGE - 15 MINS (JUBILEE)	1.2 miles



FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our joint sole agents.



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