

LONDON



[www.ipif.com/blackwall](http://www.ipif.com/blackwall)

UNIT 10

WAREHOUSE / TRADE COUNTER UNITS

**TO LET**

From 6,847 ft<sup>2</sup> (636 m<sup>2</sup>)



**BLACKWALL** TRADING ESTATE  
LANRICK ROAD, LONDON, E14 0JP





### LOCATION

Blackwall Trading Estate is situated within a well-established industrial location, to the north of Canary Wharf and within close proximity to the A13 dual carriageway. Road communications are further enhanced with the A12 linking with the A13 further west, the latter providing access to the City, the North Circular Road, and thereafter to the national motorway network. Underground rail links are available at Canning Town station (Jubilee and DLR).

### DESCRIPTION

The units comprise a terraced single storey warehouse unit of frame construction under pitched roofs. Integral offices are at first floor level to the front of the unit parking and loading is provided to the front of the building.

### SPECIFICATION

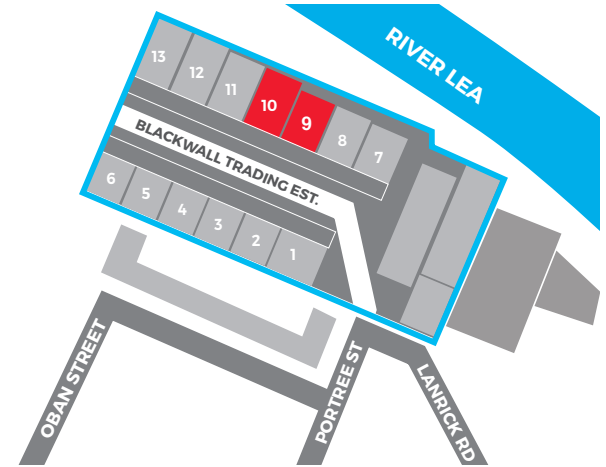
- Trade counter potential
- Eaves height 5m
- 3 Phase power
- 1x Loading door
- Clear eaves height
- Demised car park

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 9	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	526.3	5,666	C-75
FF Offices	109.7	1,181	
<b>Total</b>	<b>636</b>	<b>6,847</b>	
UNIT 10	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	563.8	6,069	D-81
FF Offices	109.7	1,181	
<b>Total</b>	<b>673.5</b>	<b>7,250</b>	

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### LEASE TERMS

The units are available on new full repairing and insuring leases.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

EPC's are available on request.

**VIEWING** Strictly by prior arrangement with the agent.

On behalf of the Landlord

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