



UNIT 1A WHITINGS WAY

LONDON INDUSTRIAL PARK • BECKTON • E6 6LR

INDUSTRIAL/WAREHOUSE UNIT TO BE REFURBISHED

**17,528 sq ft (1,629 sq m) approx.
TO LET**



STEEL PORTAL
FRAME



MINIMUM EAVES
HEIGHT 8.8 METRES



2 LEVEL ACCESS
LOADING DOORS



REFURBISHED
OFFICES



DIRECT ACCESS TO
CENTRAL LONDON
VIA THE A13



SECURE YARD
AREA

SITUATION



THE PROPERTY

The property is situated at the corner of Whittings Way and Eastbury Road and comprises an end of terrace, steel portal frame industrial / warehouse unit, with ancillary office accommodation on 1st and 2nd floors.

The property is to be fully refurbished throughout.

- Brick and profile steel elevations
- LED lighting in warehouse
- Excellent internal eaves height of 8.8m
- Fenced yard providing loading and parking approached directly off Whittings Way
- Second loading door situated on Eastbury Road
- Refurbished offices with air conditioning.



Accommodation	sq ft
Warehouse	13,609
Office 1st Floor	735
Office 2nd Floor	3,184
Total GIA	17,528

LOCATION



TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£275,000 per annum (excluding VAT).

RATEABLE VALUE

Rateable Value of £100,000.

PLANNING

We understand that the property currently benefits from Class B1, B2 & B8 of the Use Classes Order 1987.

EPC

EPC rating C - 59.

FURTHER INFORMATION

For further information please contact:



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This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 11/20

London Industrial Park is a key industrial and logistics location. The estate has excellent connectivity with close proximity to the A13 and A406, providing good access to the M11, M25 and Central London. The City of London to the west is approximately 9 miles away and is easily reached via the A13.

Beckton DLR Station is a short walk from the property, providing a direct service to Canary Wharf and The City. Canning Town Station, accessible via the DLR, is approximately 3 miles away providing Jubilee Line services into the West End.

Crossrail Services will be available from the DLR station at Custom House. Multiple bus routes pass along Woolwich Manor Way which is a short walk from the property.

BY ROAD

- Blackwall Tunnel 3.7 miles
- M11 6.6 miles
- Central London 9 miles
- M25 J30 10.4 miles
- M1 20 miles