

UNIT 1A WHITINGS WAY

LONDON INDUSTRIAL PARK • BECKTON • E6 6LR

INDUSTRIAL/WAREHOUSE UNIT TO BE REFURBISHED





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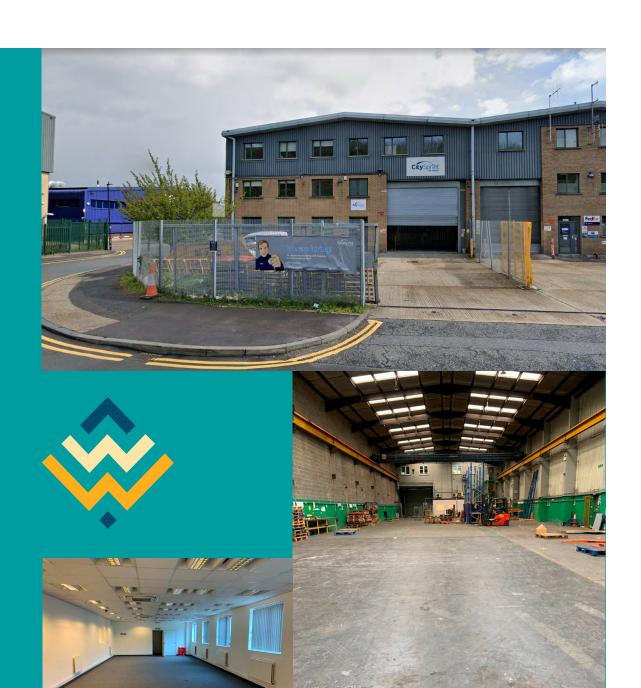
THE PROPERTY

The property is situated at the corner of Whitings 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 Whitings 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





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.

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

FURTHER INFORMATION

For further information please contact:



020 7474 9898

Nick Haywood

nick@sbhpageread.co.uk T: 020 7474 9898

M: 07836 554624

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