TO LET

INDUSTRIAL UNIT WITH YARD

32B STEPHENSON STREET, CANNING TOWN, LONDON E16 4SA

Total Size: 7,828 ft^2 (727.2 m^2)

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The property fronts Stephenson Street at the junction with Ives Road. Stephenson street is just off the A13 East India Dock Road with access from Wharf Street by the Canning Town Flyover.

Canning Town Station (Jubilee Line, DLR and National Rail) and shopping centre is within easy walking distance. London City Airport and Canary Wharf are both within easy access.

Description

This unit is arranged as an open plan warehouse with offices located on the first floor. The loading shutters are accessed from Ives Road. The Property benefits from the following amenities:

Amenities

- 3 phase electricity
- Eaves 4.6m rising to 8m
- WC facilities
- Offices
- Loading Shutters
- Yard

Accommodation

	ft^2	m^2
Warehouse	6,781	629.9
Office Space	1,047	97.2
Total Internal Area	7,828	727.2
Yard	1,243	115.4

Lease

A new lease is available, direct from the landlord, on a term to be agreed.

Rent

£130,000 per annum exclusive.

Service Charge

Service Charge Budget 2019/2020:
To be confirmed. To be reviewed annually.

VAT

Plus VAT if applicable.

Business Rates

London Borough of Newham.
Interested parties are advised to make their own inquires with the Local Authority.

EPC

Awaiting EPC

Legal Costs

The ingoing Tenant is to be responsible for both parties legal costs incurred in the transaction.

Viewing

Strictly by appointment with sole agents Strettons:
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