

INDUSTRIAL

**BUSINESS
SPACE
AGENCY****FOR SALE/TO LET**

BRITANNIA MILL, 5C NORTH CRESCENT, CANNING TOWN, LONDON E16 4TG

DETACHED WAREHOUSE UNIT ON A SECURE SELF CONTAINED SITE

- **MINIMUM EAVES HEIGHT CIRCA 5.6M**
- **THREE PHASE ELECTRICITY**
- **2 X FULL HEIGHT LOADING DOOR**
- **SECURE FENCED AND GATED YARD**
- **GAS SUPPLY**

LOCATION

The property is situated on the eastern side of North Crescent, close to its intersection with Cody Road. Road communications are excellent with the A12 to the west and the A13 to the south of the estate, both of which link with the A406 and thereafter onto the M25 motorway (junctions 28 and 30/31 respectively).

Rail facilities are provided at Star Lane (DLR), West Ham (National Rail, Jubilee & DLR) and Canning Town (National Rail, Jubilee Line and DLR).

DESCRIPTION

The property comprises a detached single storey industrial/warehouse unit, with integral office accommodation at first floor level, and is of steel portal frame construction under a pitched roof. A full mezzanine floor has been inserted. A good sized secure fenced and gated yard is located to the front of the property, which provides ample loading and parking facilities.



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ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Standards 1st edition (incorporating International Property Measurement Standards), and has the following Gross Internal Area;

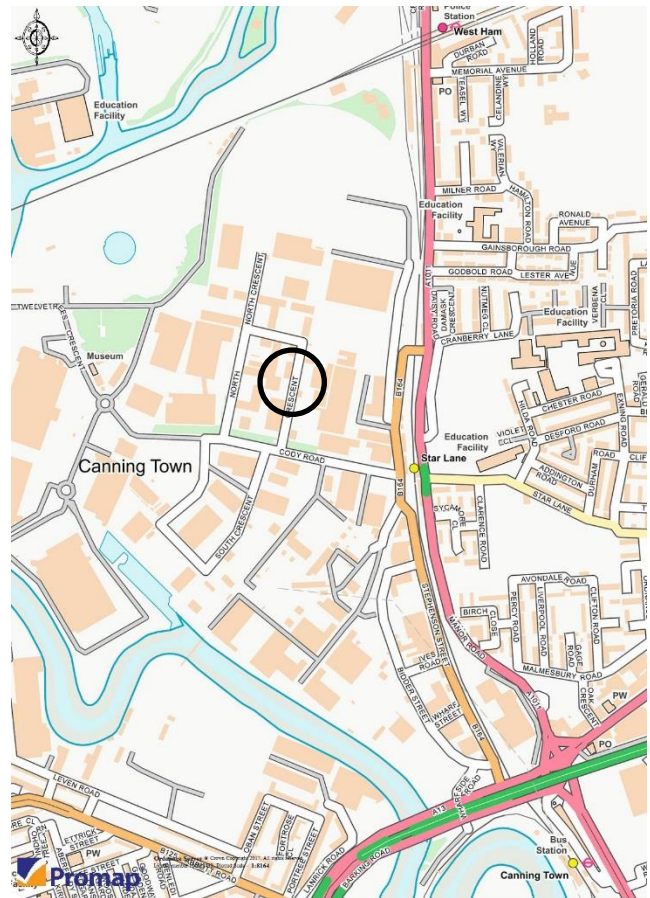
FLOOR

| UNIT | FLOOR | SQ FT | SQ M |
|--------------|--------------|---------------|-----------------|
| Warehouse | Ground Floor | 14,893 | 1,383.64 |
| Office | First Floor | 886 | 82.34 |
| TOTAL | | 15,779 | 1,465.98 |

TERMS

For a sale via the long leasehold interest for a term of 200 years from 24th June 1990 (peppercorn rent).

The property is available by way of new FRI lease for a term to be agreed.



EPC - 9920-9969-0335-7800-7024 – C71

CONTACT

For further details on these and many other available properties please contact:



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