

UNIT 2, KESSLER INTERNATIONAL BUSINESS PARK, STRATFORD

Rick Roberts Way, E15 2GN



Key Highlights

- Rare Central London industrial unit
- Ideal last-mile distribution warehouse
- Flexible lease length available
- Undergoing refurbishment and available Q1 2020
- 7 level access loading doors
- 12.5m clear height rising to 13.5m
- New 200KvA dedicated power supply
- Only 5 miles into the City

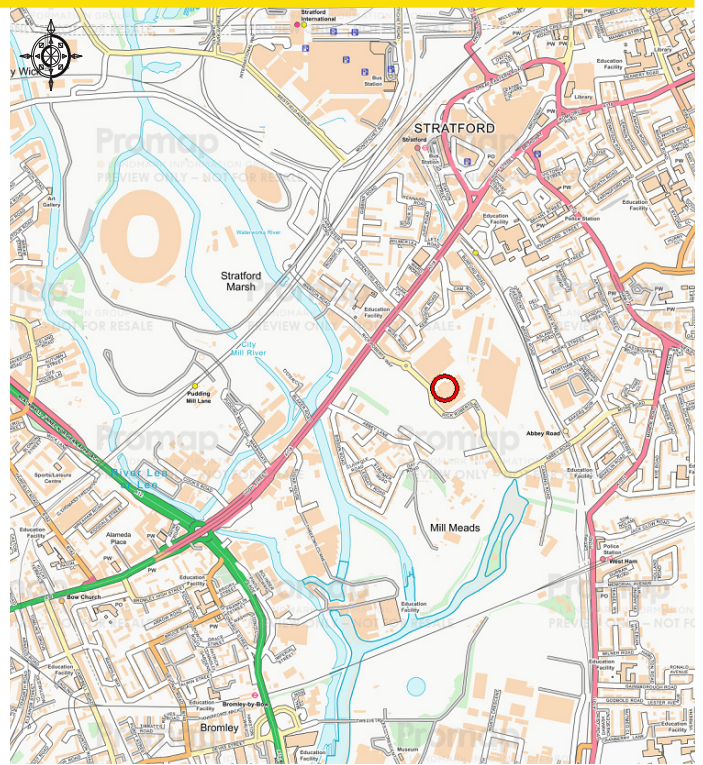
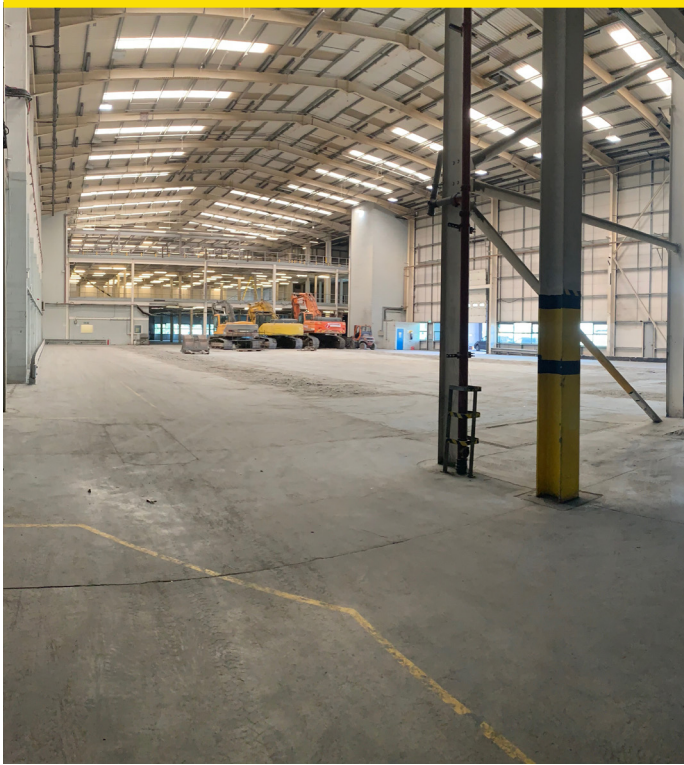
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Location

The property is strategically positioned in Stratford, an ideal location for last-mile distribution, with over one million people living within a 5 mile radius. The unit is situated approximately 0.5 miles from Stratford Station (National Rail, Overground, DLR, Central and Jubilee Lines) and is accessed via Rick Roberts Way which leads to the A11, providing access to the City.

Neighbouring occupiers include Royal Mail, Mercedes-Benz and Kesslers International Limited.

Accommodation

The unit extends to c.34,283 sq ft (GEA) and is currently undergoing refurbishment.

General Specification

- 12.5m minimum clear height rising to 13.5m
- 7 level access doors
- 20 car parking spaces with potential to allocate further
- New 200kVA dedicated power supply
- Floor loading capability of 30KN/m²

Travel Distances

LOCATION	MILES / MINUTES
A12 / A11 Intersection	0.3 / 3
Westfield Stratford City	1.1 / 5
Canary Wharf	3.1 / 8
London City Airport	4.5 / 12
City	5.2 / 16
West End	8.7 / 26
M11 (Junction 4)	7.0 / 10

Terms

Available by way of a new lease.

EPC

To be assessed upon completion of refurbishment.

Permitted Use

B1, B2, B8 use classes with no hours of use restrictions.

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