



# ALPINE POINT

64-66 ALPINE WAY • BECKTON E6 6LL



**MODERN WAREHOUSE UNIT 27,866 sq ft (2,588 sq m) TO LET**



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Alpine Point is a refurbished semi-detached single storey warehouse with ground and first floor office and welfare facilities. It is situated on Alpine Way, which is the spine road on The London Industrial Park in Beckton, and links directly to Woolwich Manor Way (A117) giving direct access to the A13 Newham Way, the A406 North Circular Road and M11 (J4), together with the M25 (J30/31) to the East and Docklands, Canary Wharf and the City of London to the West.



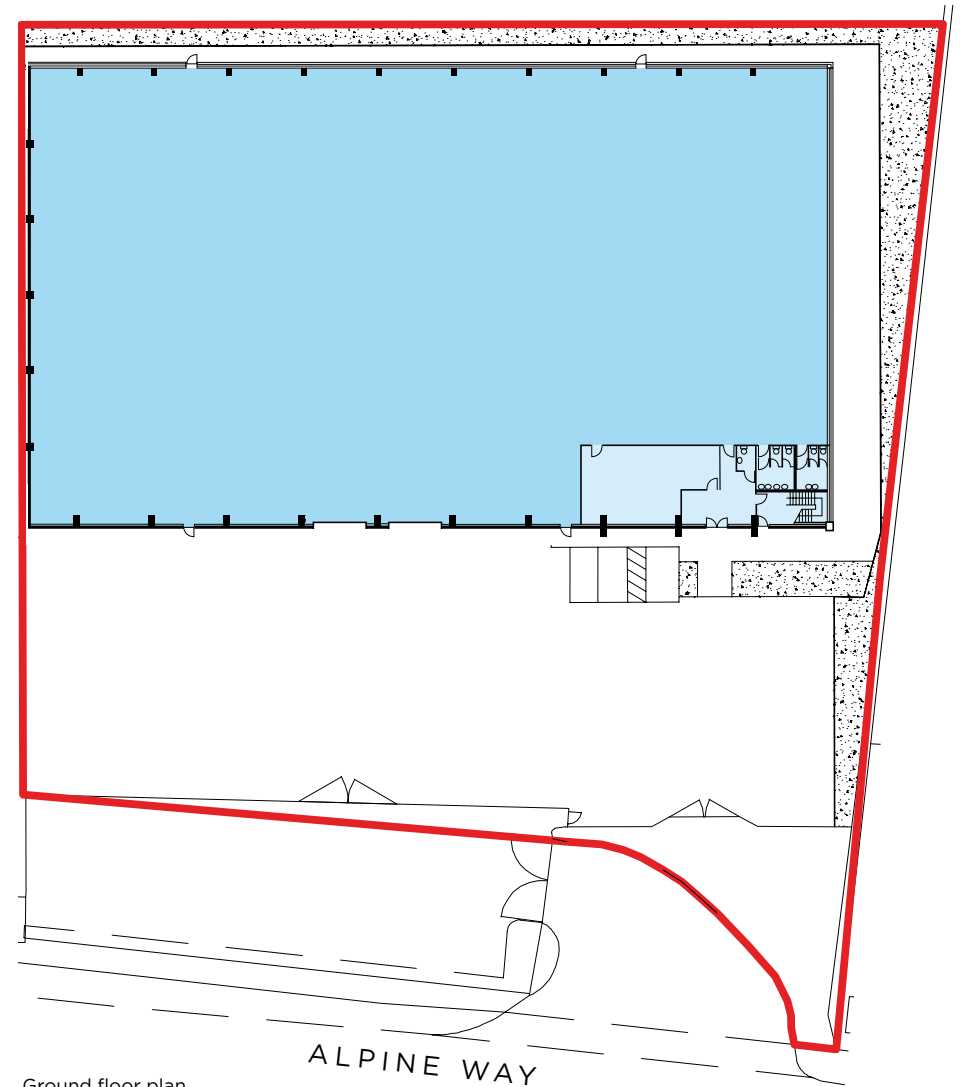


## SPECIFICATION

- Steel Portal Frame
- 8.1 m min eaves height
- 10.1m to ridge
- 3 phase Power Supply
- 2 Full height electric loading doors
- Separate Personnel entrance
- Refurbished Ground and First Floor offices
- Double Glazed Windows
- Secure Fenced and Gated Yard
- Extensive car and lorry parking
- Minimum yard depth 22m

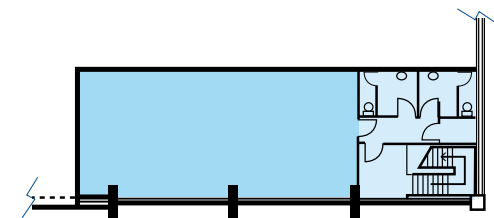
## ACCOMMODATION

	Sq ft (GIA)	Sq m (GIA)
Ground Floor Warehouse	26,484	2,460
First Floor Offices	1,382	128
<b>Total</b>	<b>27,866</b>	<b>2,588</b>



Ground floor plan

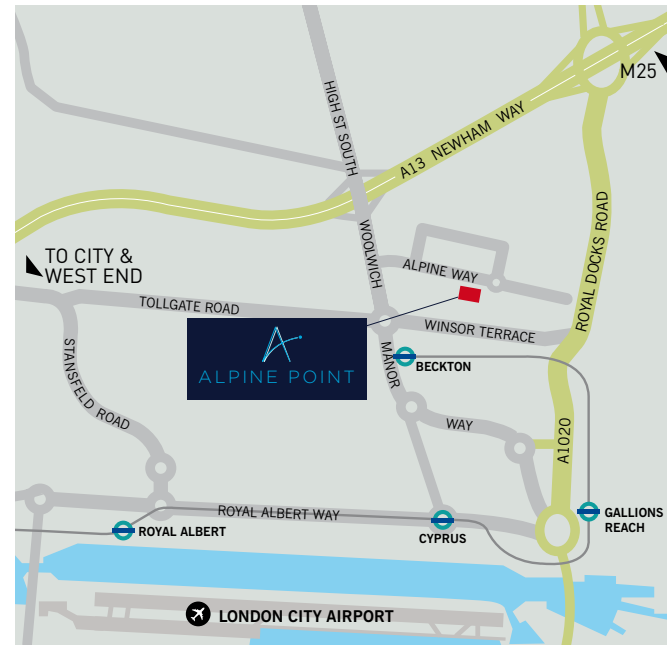
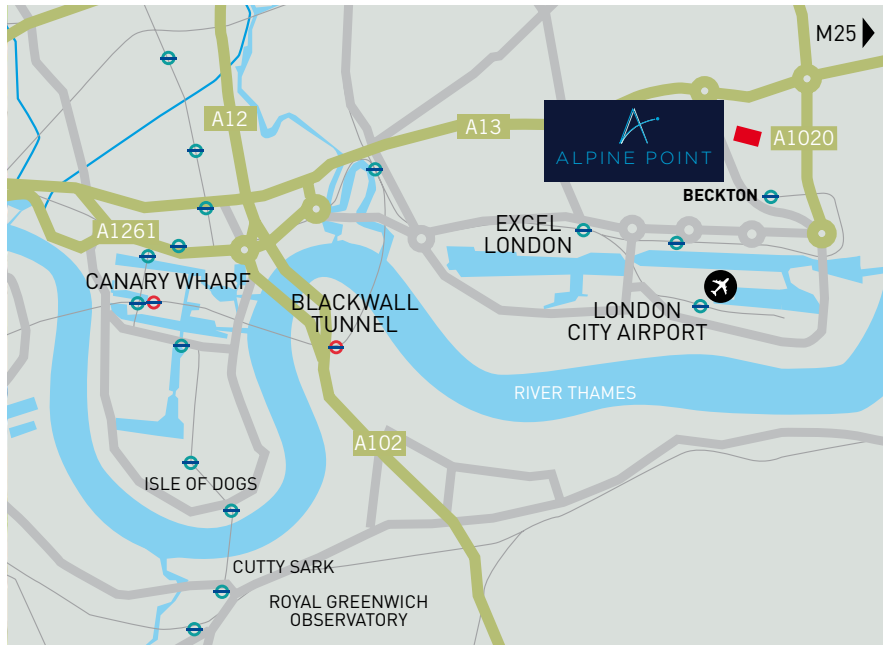
First floor offices plan





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## COMMUNICATIONS

### BY CAR

City	7.8 miles
Canary Wharf	4.8 miles
A406 North Circular	1.4 miles
M11	6.7 miles
M25	13.9 miles
London Gateway Port	20.5 miles
Felixstowe Port	85.9 miles

### TRANSPORT LINKS

Beckton DLR	0.5 mls	10 mins walk	2 mins drive
Barking Rail	2.9 mls	54 mins walk	8 mins drive
West Ham	3.6 mls	59 mins walk	10 mins drive
Canning Town	3.0 mls	60 mins walk	7 mins drive

## LOCATION

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Main bus routes pass along Woolwich Manor Way to Beckton DLR Station which is around 400m, less than 10 minutes walk to the south. Barking Town Centre is approximately 3 miles away which provides C2C rail services to London Fenchurch and Liverpool Street Stations together with an underground service (District/Hammersmith & City) and overground service to Gospel Oak.

## TERMS

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

## RENT

On application.

## EPC

EPC rating C-64.

## VIEWING

Strictly by appointment by joint sole agents.



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