

# TO LET

## INDUSTRIAL UNIT

### WITH YARD & OFFICE SPACE

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

**GIA: 7,828 ft<sup>2</sup> (727 m<sup>2</sup>)**



[www.strettons.co.uk](http://www.strettons.co.uk)

LOCATION

The property fronts Stevenson Street at the junction with Ives Road. Stevenson street is just off the A13 East India Dock Road with access from Wharf Street close to 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

The property is arranged as an open plan warehouse unit with offices located in the first floor. The loading shutters are accessed from Ives Road.

AMENITIES

- 3 phase electricity
- Eaves 4.1m rising to 7.5m
- WC facilities
- Offices
- Loading Shutters
- Yard

ACCOMMODATION

	SQ FT	SQ M
Warehouse	6,781	630
Office Space	1,047	97
TOTAL GIA	7,828	727
Yard	1,243	115

LEASE

A new Full Repairing and Insuring Lease for a term to be agreed. The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

RENT

£78,000 per annum exclusive.

BUSINESS RATES

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

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents Strettons  
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