



New Industrial / Warehouse Development 2,677 - 12,890 sq ft **TO LET**

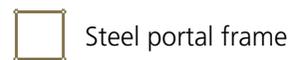
AVAILABLE NOW

- Prominent North Crescent location
- 7m clear height
- Fully fitted offices
- Secure site
- 138 - 690 kVA 3 phase power
- Estate CCTV + ANPR
- Star Lane DLR 3 min walk
- Floor loading 37.5 kN/m²
- BREEM excellent

CANNING TOWN



UNITS 1-4 make up a brand new light industrial/warehouse development offering the following amenities:



Steel portal frame



138 - 690 kVA
3 phase power



Car parking



Estate CCTV & ANPR



37.5 kN/m² Floor loading



Gas



Clear height of 7 metres



Fully fitted offices



Service yard area



BREEAM excellent

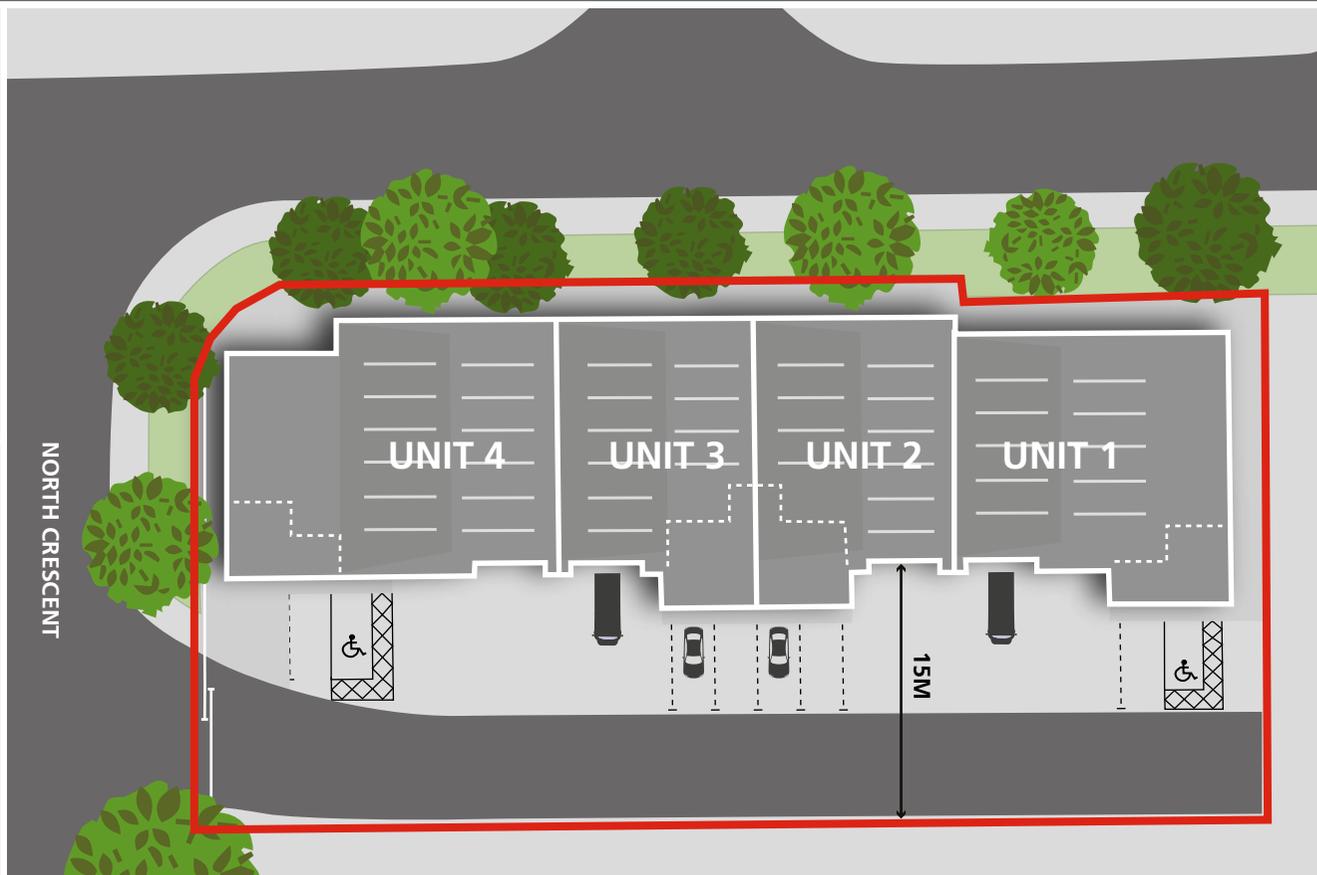


Secure gated site



WC's

CANNING TOWN



ACCOMMODATION (GEA)

UNIT 1	sq ft
Warehouse	2,502
Office	1,154
Total	3,656

UNIT 2	sq ft
Warehouse	1,924
Office	753
Total	2,677

UNIT 3	sq ft
Warehouse	1,925
Office	755
Total	2,680

UNIT 4	sq ft
Warehouse	2,880
Office	997
Total	3,877

TOTAL

UNITS 1-4	sq ft
Warehouse	9,231
Office	3,659
Total	12,890

LOCATION

Located in a prominent position on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TfL, Iron Mountain and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within 5 minutes walking distance.



Canning Town	10 mins
Canary Wharf	14 mins
Stratford	20 mins



A13 (Newham Way)	0.6 mile
A12/A102 Blackwall Tunnel Northern Approach	1.5 miles
Stratford Town Centre	2.2 miles
M11 Motorway	7.2 miles



Star Lane Station STRATFORD INT - 10 MINS (DLR)	0.3 mile
West Ham Station STRATFORD - 3 MINS (JUBILEE)	0.6 mile
Canning Town Station LONDON BRIDGE - 15 MINS (JUBILEE)	1.2 miles



EPC

A

VIDEO LINK

Click here to view the video

5 Bolton Street, London W1J 8BA
020 7493 4002
www.montagu-evans.co.uk

Jody Smith
07971 588 334
jody.smith@montagu-evans.co.uk

Luca Nardini
07595 172 940
luca.nardini@montagu-evans.co.uk

020 8591 6671
GLENNY.CO.UK

Jeffrey Prempeh
07768 236 337
j.prempeh@glenny.co.uk

Peter Higgins
07900 990 805
p.higgins@glenny.co.uk