

INDUSTRIAL

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MODERN SINGLE STOREY INDUSTRIAL UNIT EXTENDING TO 8,480 SQ. FT.



- ALLOCATED PARKING SPACES
- EAVES HEIGHT 5.6M - 6.5M
- ROLLER SHUTTER DOOR
- THREE PHASE ELECTRICITY
- AN EPC HAS BEEN COMMISSIONED & WILL BE AVAILABLE SHORTLY

TO LET - UNIT A, 1B FORWARD BUSINESS PARK
NORTH CRESCENT, CANNING TOWN, LONDON E16 4SR

WELL PLACED

PROPERTY ADVISORS



INVESTMENT



BUSINESS SPACE AGENCY



STRATEGIC PLANNING



DEVELOPMENT



RESIDENTIAL DEVELOPMENT



RESEARCH



REGENERATION & INFRASTRUCTURE



VALUATION SERVICES



LEASE ADVISORY



ARCHITECTURE



ASSET & PROPERTY MANAGEMENT



BUILDING CONSULTANCY



RESIDENTIAL MANAGING AGENTS

LOCATION

The unit is located on North Crescent close to its junction with Cody Road in an established industrial area in Canning Town. Cody Road leads into Stephenson Street, which in turn leads to Manor Road (A1011) to the north and East India Dock Road (A13) to the south. The unit benefits from good road links to the City, Docklands and the East/M25 Motorway with the Olympic Park in close proximity. Star Lane Station (DLR) is in very close proximity to the unit and Canning Town Station (DLR & Jubilee) is within walking distance. Numerous bus routes also serve the locality.

DESCRIPTION

A modern single storey industrial/warehouse unit of steel portal frame construction with brick cavity infill and ground and first floor offices. Other amenities include; allocated car parking, gas central heating (untested), roller shutter door, sodium lighting and three phase electricity.

TERMS

The property is available on an assignment or a new full repairing and insuring lease for a term to be agreed.

Quoting rent available upon application.

RATEABLE VALUE

Interested parties should liaise with the London Borough of Newham to ascertain the rates payable for the current financial year.

CONTACTS

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



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EAST LONDON 020 8591 6671

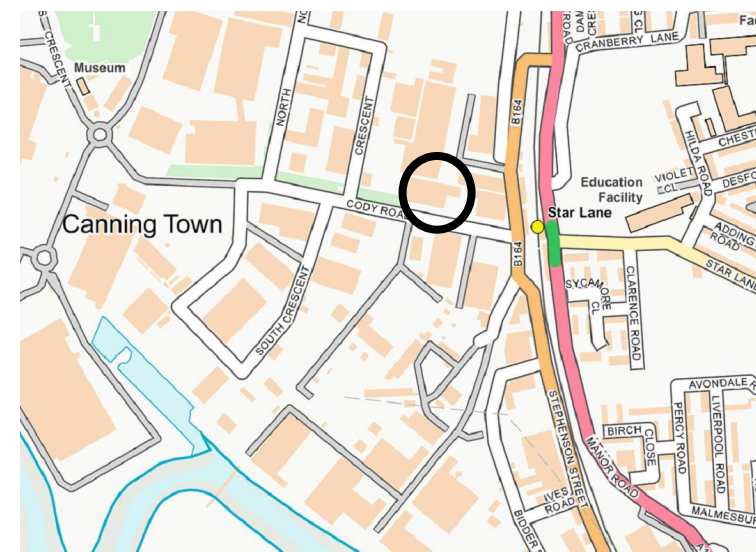
Unex Tower, Station Street
Stratford, London E15 1DA

January 2019

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	SQ FT	SQ M
Ground	6,159	575.2
Ground Offices/Storage	1,498	139.2
First Offices	823	76.4
TOTAL	8,480	787.8



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