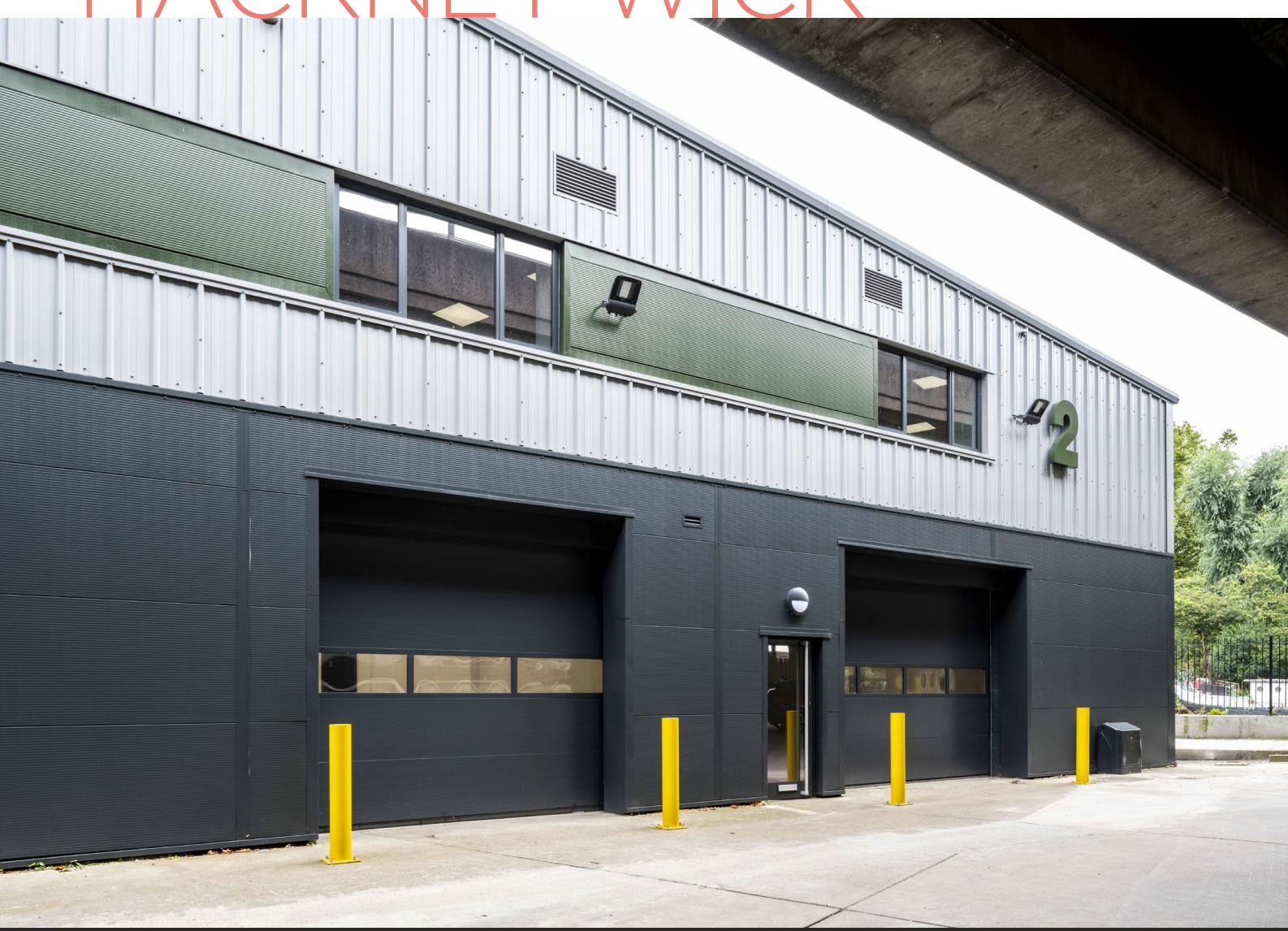


VALOR PARK

HACKNEY WICK



PRIME INNER LONDON
URBAN WAREHOUSE OPPORTUNITY
INDUSTRIAL / WAREHOUSE UNITS TO LET
FROM 5,189 TO 17,265 SQ FT AVAILABLE



5,189 TO 17,265 SQ FT REFURBISHED WAREHOUSES



53M YARD DEPTH



4 LEVEL ACCESS DOORS



5.9-6.9M CLEAR INTERNAL HEIGHT



NEW FIRST FLOOR OFFICES



COMPREHENSIVELY REFURBISHED



24 CAR PARKING SPACES



6.1M CLEAR HEIGHT UNDER THE FLY-OVER



UP TO 1.2MVA

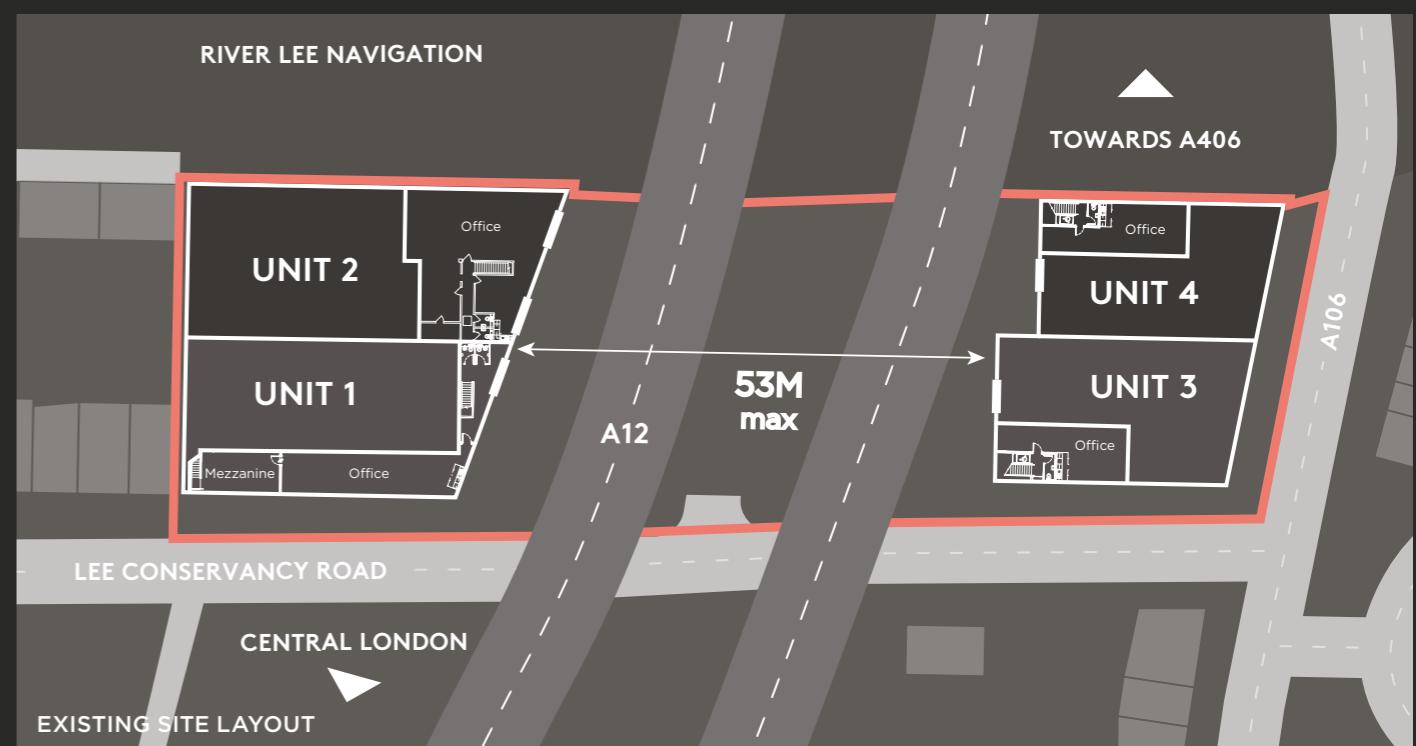


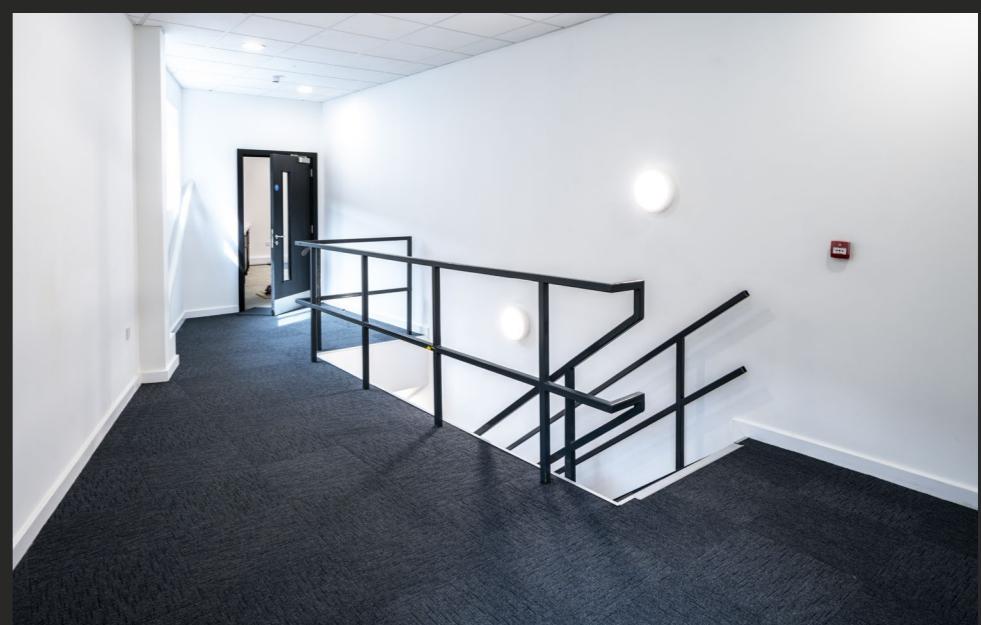
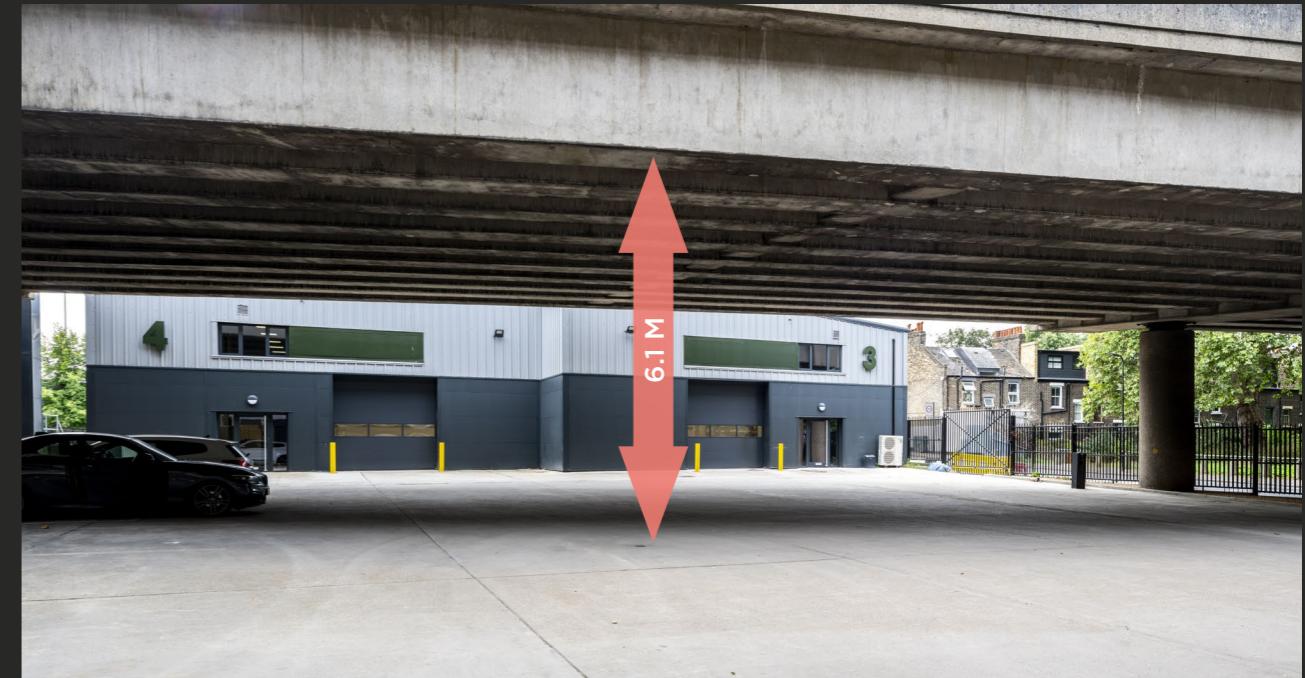
8 EV CHARGERS

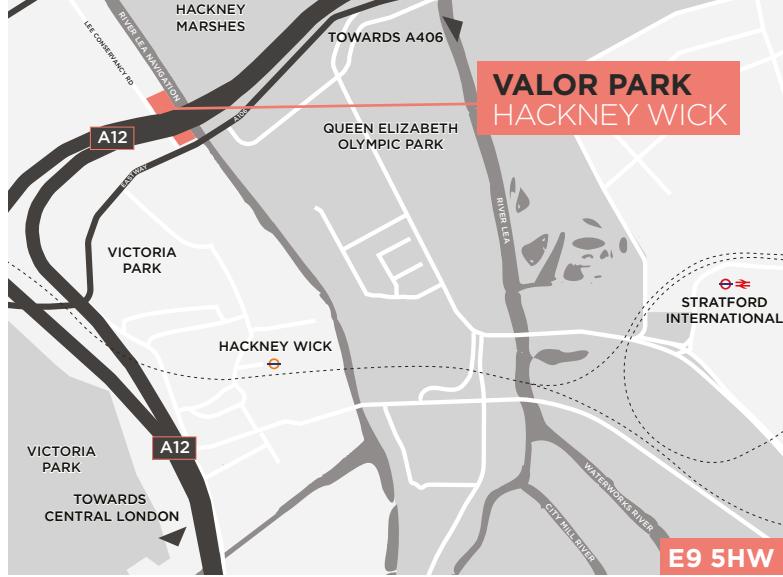
ACCOMMODATION

UNIT 1	SQ FT	SQ M	UNIT 3	SQ FT	SQ M
WAREHOUSE	5,736	533	WAREHOUSE	3,905	363
GF OFFICES	259	24	GF OFFICES	464	43
FF OFFICES	1,538	143	FF OFFICES	1,006	93
MEZZANINE	354	33	TOTAL GEA	5,375	499
TOTAL GEA	7,887	733			

UNIT 2	SQ FT	SQ M	UNIT 4	SQ FT	SQ M
WAREHOUSE	6,728	625	WAREHOUSE	3,730	346
GF OFFICES	145	13	GF OFFICES	468	43
FF OFFICES	2,433	226	FF OFFICES	1,163	108
TOTAL GEA	9,307	865	TOTAL GEA	5,361	498







DESCRIPTION

The site consists of 4 high specification, self-contained units sharing a predominantly covered service yard with a maximum depth of 53m.

The units have been comprehensively refurbished to a grade A standard.

LOCATION

The property is situated in the East London borough of Hackney, with exceptional links to the centre of London. Stratford International station provides fast rail transit to London St Pancras International and high-speed trains to Kent and the South-East. Immediate access at Stratford Station to the London Underground Network (Central and Jubilee), Elizabeth Line, National Rail and Docklands Light Railway allows for complete ease travelling into London and the suburbs.

The A12 provides excellent access to the A406 North Circular Road / M11 which in turn provides access to the M25 (Junction 26).

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

Each unit will be available on new FRI leases. Full quoting terms and rents available upon application.

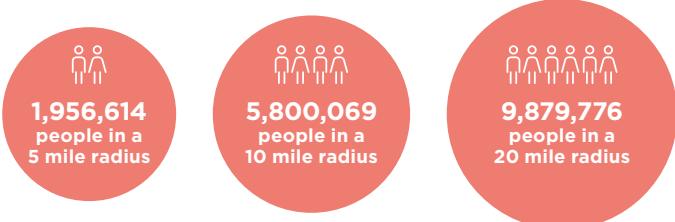
EPC

EPC A.

RENT

Upon Application.

RAIL	MILES	ROAD	MILES
HACKNEY WICK	0.6	A12	0.3
STRATFORD	1.0	A406 / N CIRCULAR RD	4.4
STRATFORD INT.	1.6	CANARY WHARF	4.4
AIRPORT	MILES		
LONDON CITY	6.9	M11	5.8
HEATHROW	33.5	CENTRAL LONDON	8.0
		WOOLWICH FERRY	8.4
		M25 (J26)	12.6



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