

# 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

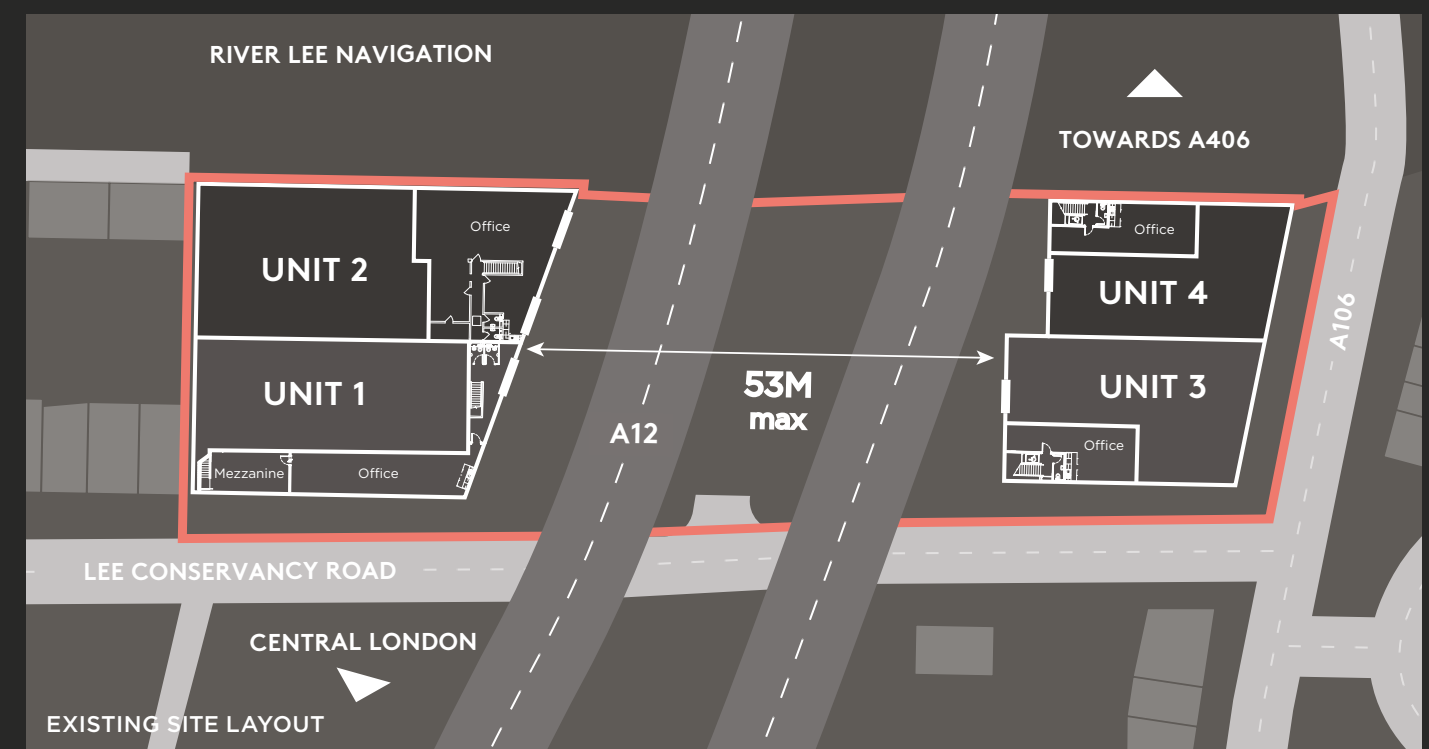
## ACCOMMODATION

UNIT 1	SQ FT	SQ M
WAREHOUSE	5,736	533
GF OFFICES	259	24
FF OFFICES	1,538	143
MEZZANINE	354	33
<b>TOTAL GEA</b>	<b>7,887</b>	<b>733</b>

UNIT 2	SQ FT	SQ M
WAREHOUSE	6,728	625
GF OFFICES	145	13
FF OFFICES	2,433	226
<b>TOTAL GEA</b>	<b>9,307</b>	<b>865</b>

UNIT 3	SQ FT	SQ M
WAREHOUSE	3,905	363
GF OFFICES	464	43
FF OFFICES	1,006	93
<b>TOTAL GEA</b>	<b>5,375</b>	<b>499</b>

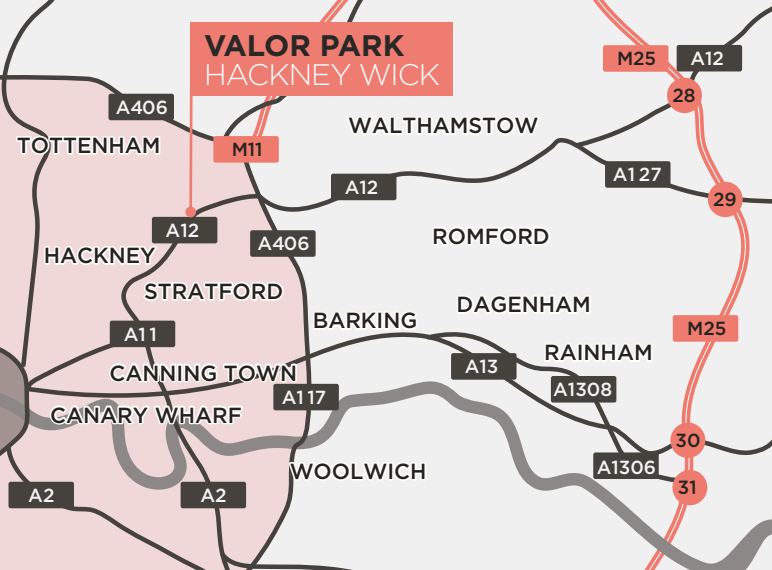
UNIT 4	SQ FT	SQ M
WAREHOUSE	3,730	346
GF OFFICES	468	43
FF OFFICES	1,163	108
<b>TOTAL GEA</b>	<b>5,361</b>	<b>498</b>











## 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

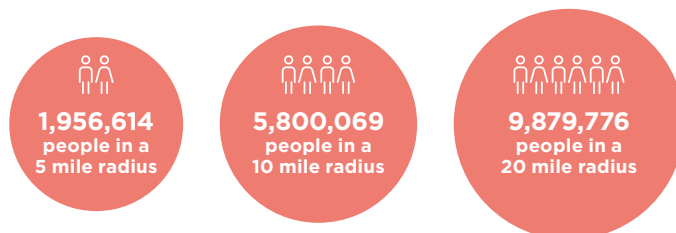
RAIL	MILES
HACKNEY WICK	0.6
STRATFORD	1.0
STRATFORD INT.	1.6

## AIRPORT

AIRPORT	MILES
LONDON CITY	6.9
HEATHROW	33.5

## ROAD

ROAD	MILES
A12	0.3
A406 / N CIRCULAR RD	4.4
CANARY WHARF	4.4
M11	5.8
CENTRAL LONDON	8.0
WOOLWICH FERRY	8.4
M25 (J26)	12.6



For further information or to arrange an inspection please contact joint agents:



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