

Beckton Trade Park

Eastbury Road, Beckton, E6 6LP

///option.frame.artist

dotindustrial.co.uk

Availability ranging from

11,190 - 33,996 sq ft

1,039.6 - 3,158.3 sq m

Undergoing Refurbishment

Industrial / Trade Counter Units

Targeting EPC A

Targeting BREEAM 'Excellent'



Industrial space.
Made better.

**Seriously good
industrial space.**

**Located in East
London.**

Make it yours.

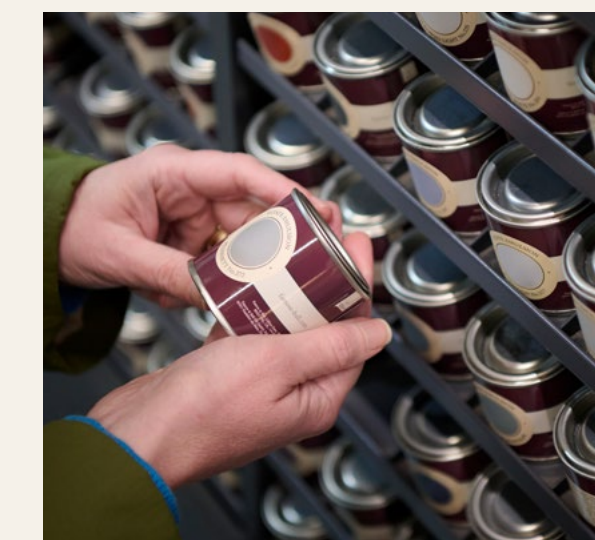
VIEW PROPERTY



Asset managed by:

ARGO 
Real Estate Limited

Industrial space.



Made better.

Unit 10
11,371 sq ft



Set within an established industrial location, Beckton Trade Park offers a selection of three newly refurbished units ranging from 11,190 to 33,996 sq ft.

With hundreds of new homes planned for the area, demand for last-mile logistics, trade counters and courier businesses is on the up. Almost 4.5 million people live within a 30-minute drive, putting customers, workforce and opportunity firmly within reach.

Unit 12
11,435 sq ft



Unit 12 Exterior - Computer Generated Image

Unit 10 Exterior - Computer Generated Image



Beckton Trade Park

Unit 12

Unit 11

Unit 10

← A406

Hill Croft Road

Eastbury Road

A13 →

Popular

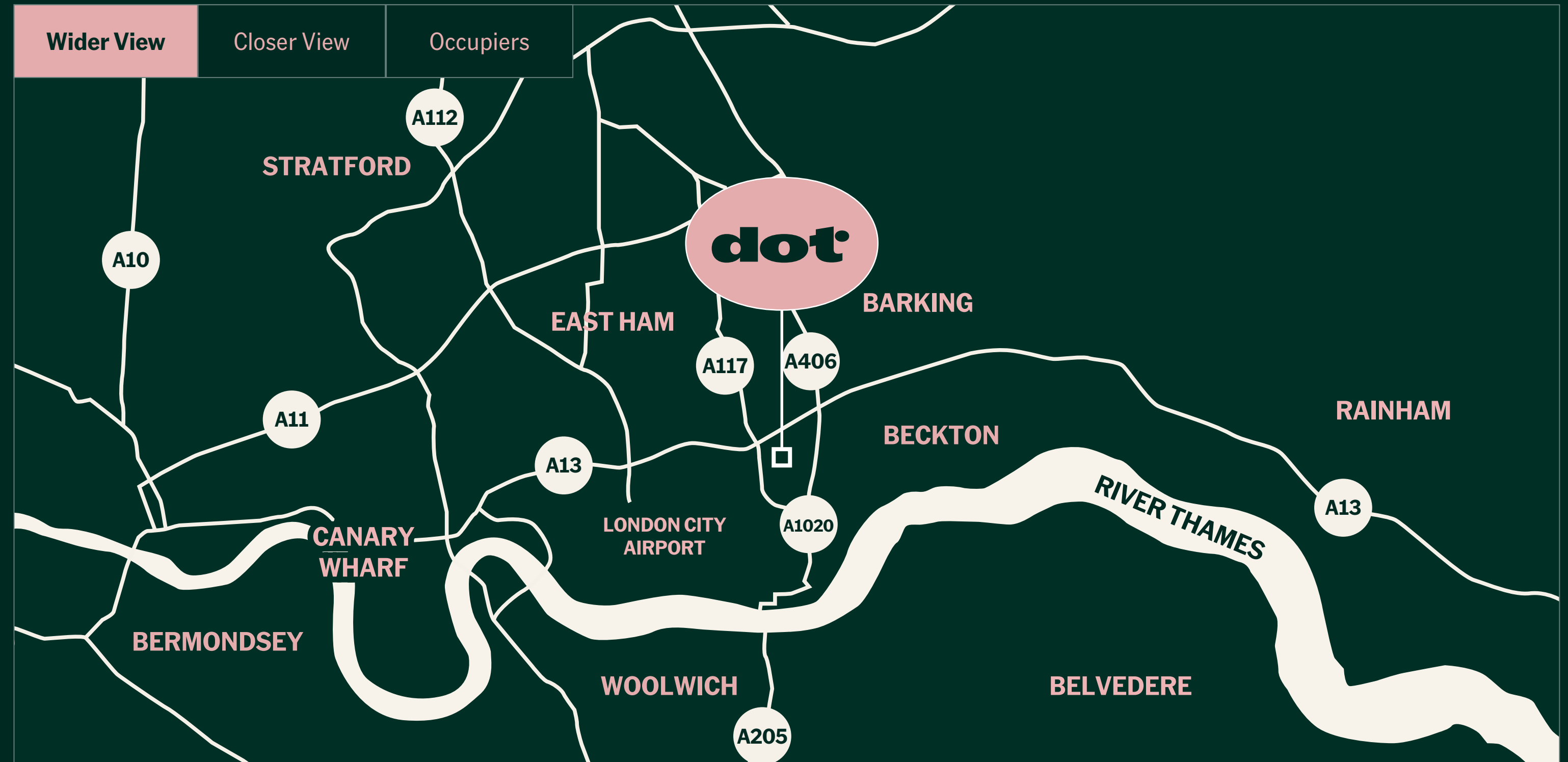


for a reason.

Beckton sits at the centre of one of the UK's largest retail warehousing clusters, with over 730,000 sq ft of food, leisure and retail space nearby.

It's a location that's already proven itself, with occupiers including Howdens, Screwfix and Rexel, plus Sainsbury's, B&Q, Britvic, BSS, Booker, Royal Mail and HSS across neighbouring estates.

Zone in on Central London.



E6 GLP ///option.frame.artist

Beckton delivers serious connectivity.

With its Zone 3 location, Central London is on your doorstep, with unrivalled access to the A406 North Circular Road and A13 Interchange. Tilbury Docks and London Gateway Port are also nearby, providing access to the UK's shipping network.

In terms of transport, Beckton DLR station is a 10-minute walk away, and London City Airport is directly south, ideal for commuting and international business.

Beckton
Population Reach

45 Minute Drivetime

8,466,016

30 Minute Drivetime

4,400,446

60 Minute Drivetime

12,396,482

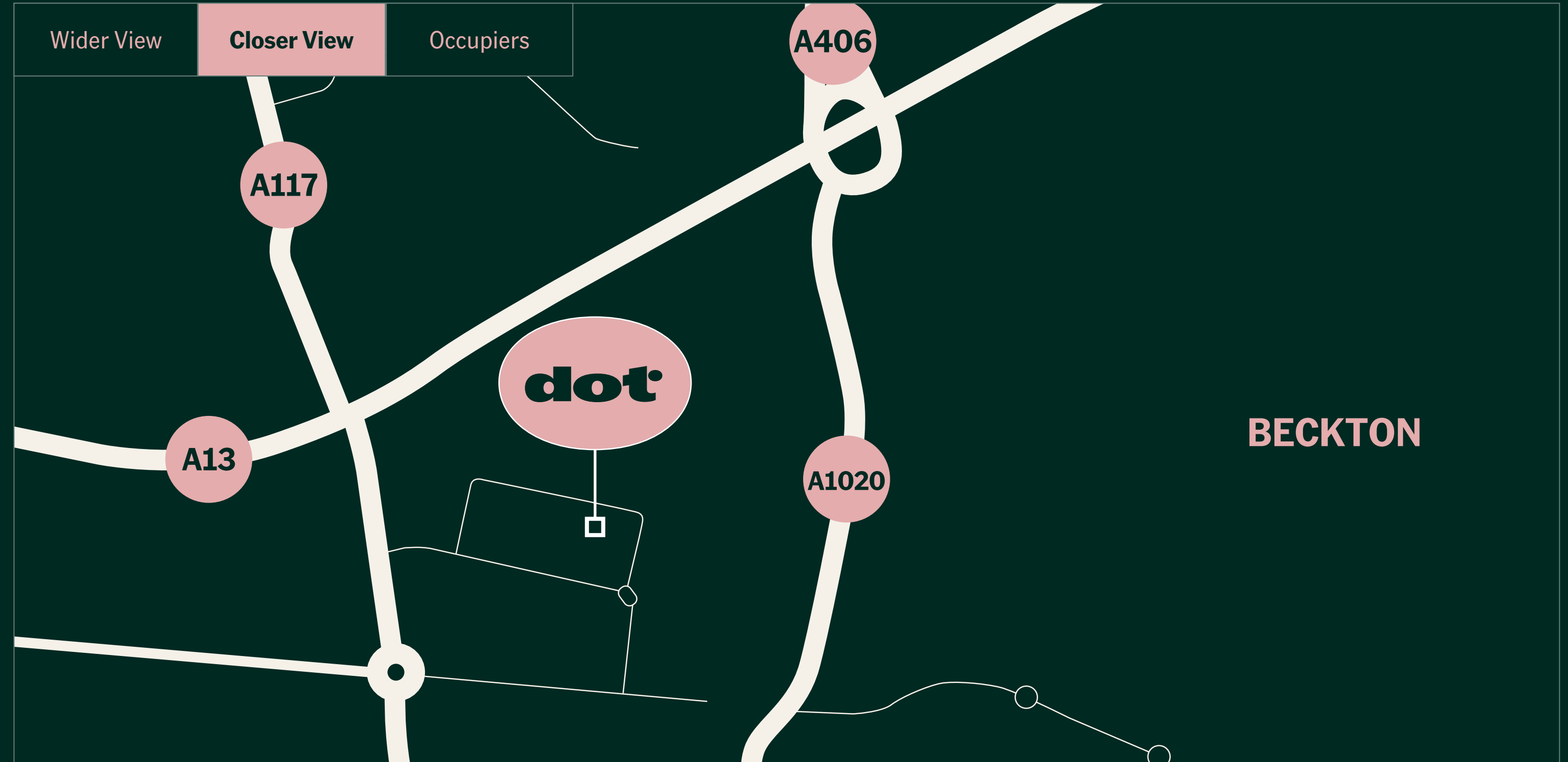
Road

A13	0.4 Miles	3 Mins
A406	1.2 Miles	6 Mins
M11	6.7 Miles	15 Mins
M25	11.1 Miles	20 Mins

Rail & Air

Beckton	0.7 Miles
Prince Regent	2.4 Miles
Canning Town	2.7 Miles
London City Airport	3.2 Miles

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Zone in on Central London.

Wider View
Closer View
Occupiers

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Less friction. More function.

Practical, robust and designed to keep things moving.
The spec here focuses on what really matters day to day.

Accommodation:

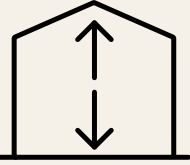
Unit	sq ft	sq m
10	11,371	1,056.4
11	11,190	1,039.6
12	11,435	1,062.3




1x Level Access Loading Door Per Unit



Steel Portal Frame Construction



c. 6m Eaves Height



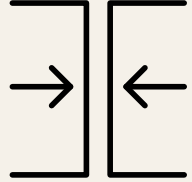
170kVA Power Per Unit



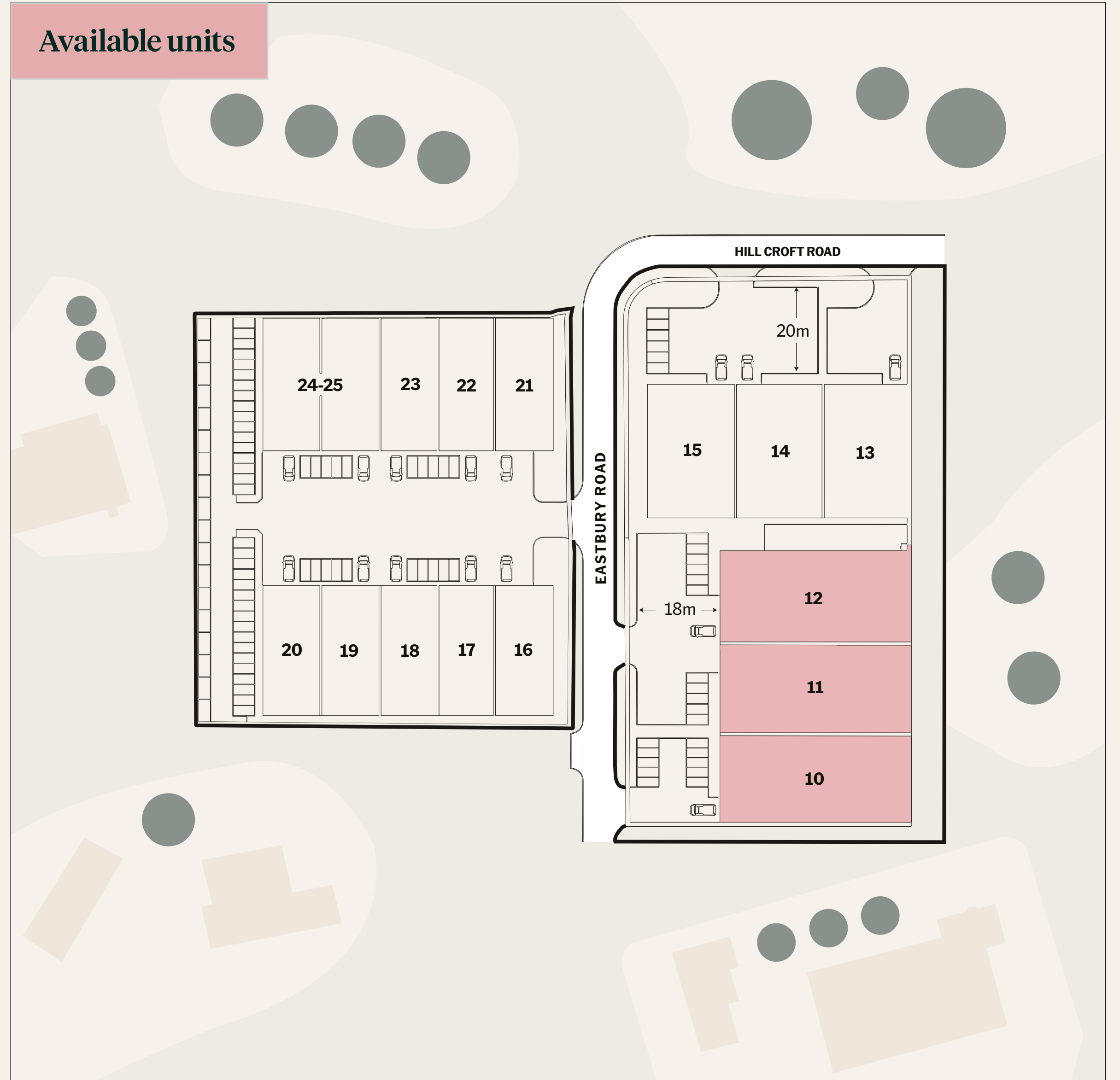
Allocated Parking for Each Unit



18m Deep, Self Contained Yards



Units 11 & 12 Can be Combined



People first. As it should be.



No overengineering. No box-ticking.

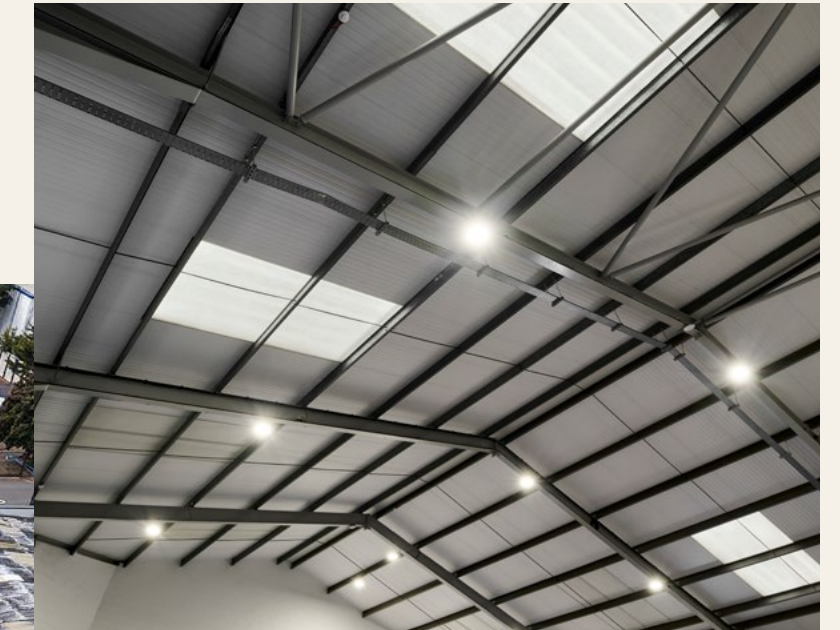
Our units are designed to be inviting and accommodating for those who work there. This helps create a comfortable environment that's better for businesses, customers and employees alike.

Common sense upgrades. For uncommon returns.

- Extensive Landscaping



• Units 10, 11 & 12 Exterior - Computer Generated Image



- Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

- High quality materials used throughout for a clean, modern finish



Take charge of your bills.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that's easy on the eyes, and PV panels that lower your bills by up to £5,000 per year*, this is a warehouse that feels smart from the moment you step inside.



Targeting EPC A



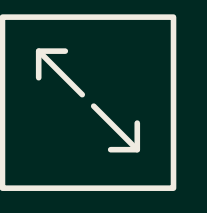
Targeting BREEAM 'Excellent'



PV panels



LED Lighting



10% Rooflight Coverage



*Calculated according to a 25p/kWh electricity unit rate (subject to all generation being used on site). Estimated based on the installation of the 23 kWp system and an annual energy generation of c.20,000 kWh.

01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

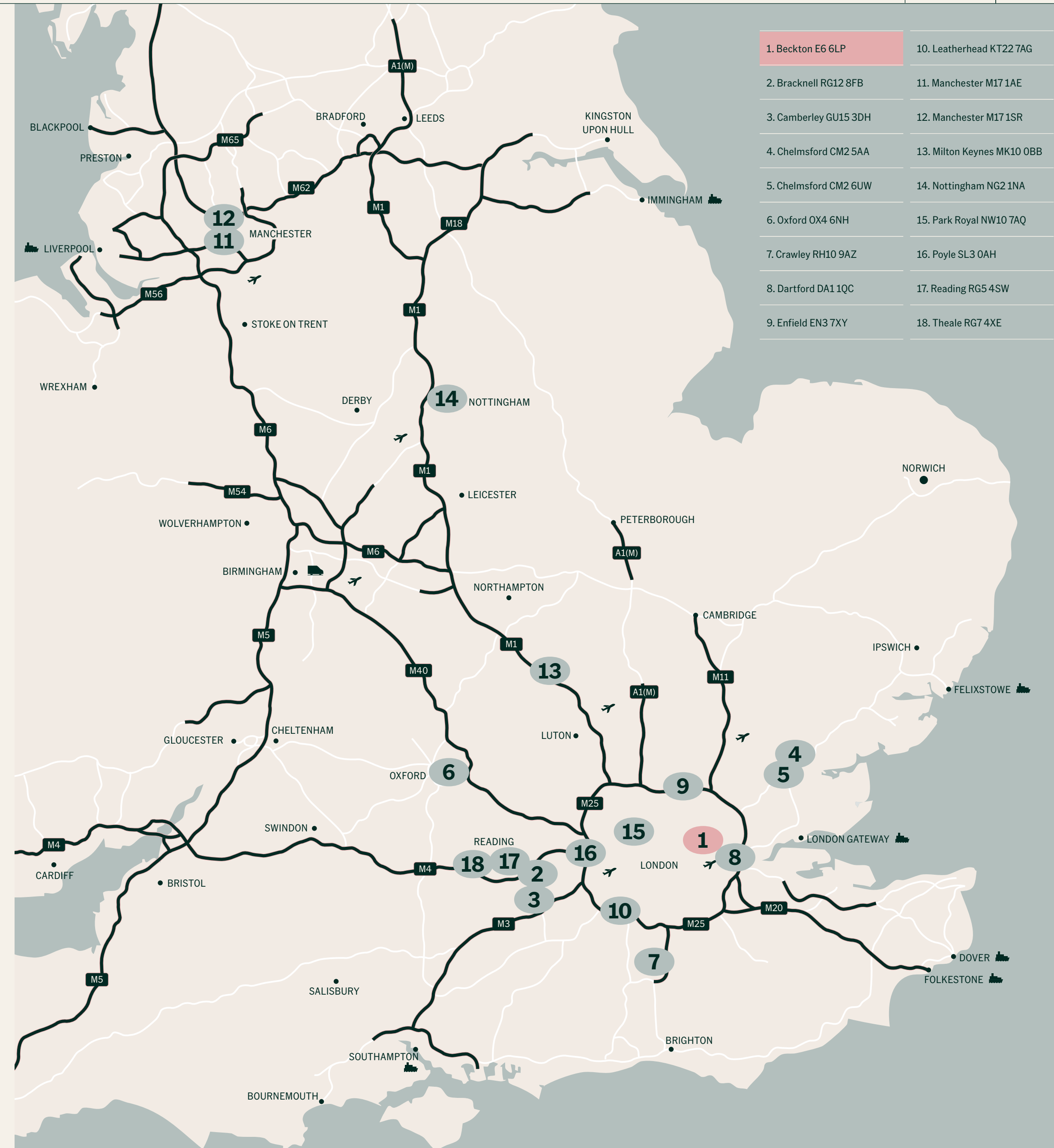


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.





Industrial space.
Made better.

Get in touch,
we'd love to
show you
around.



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