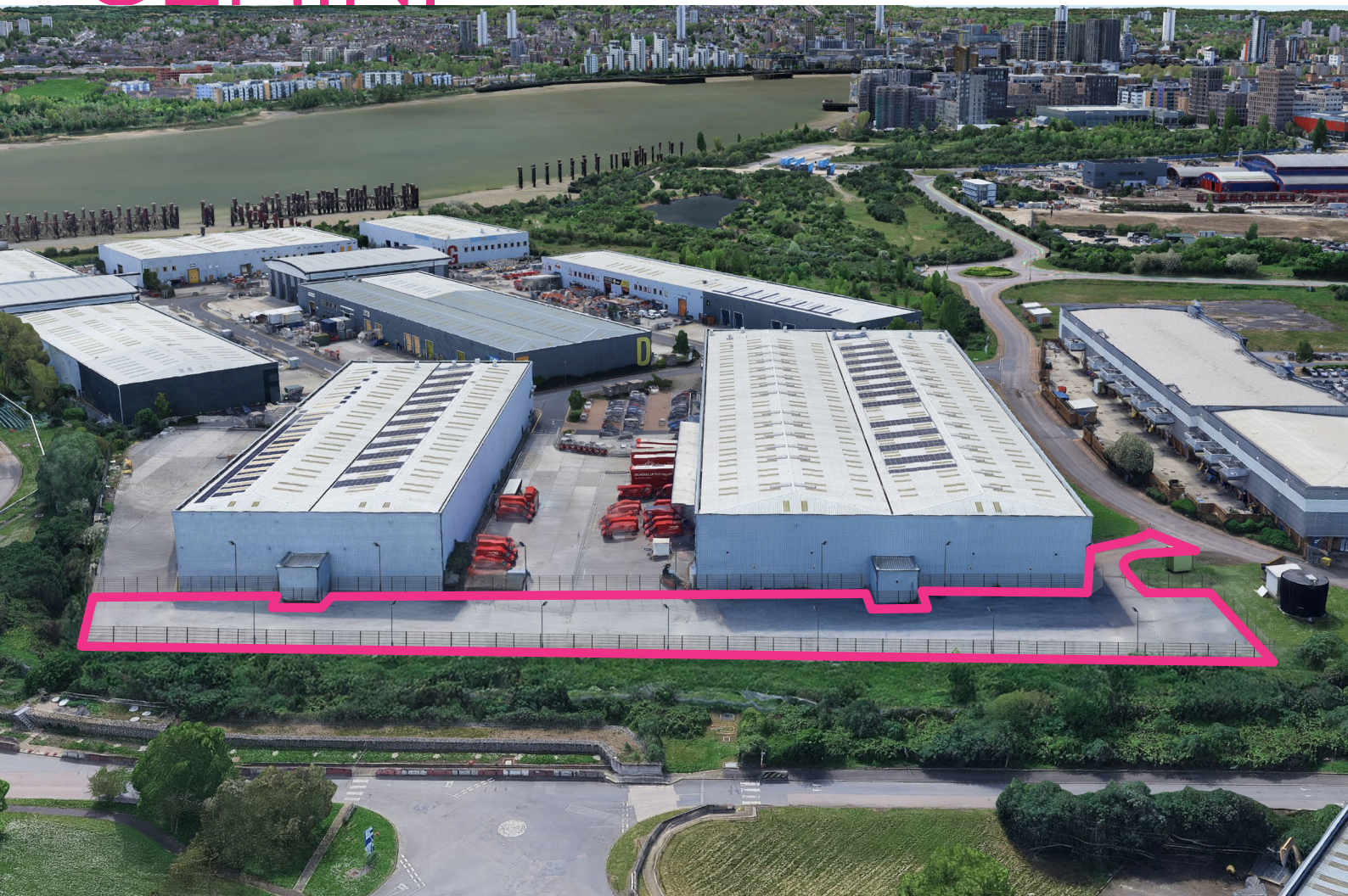
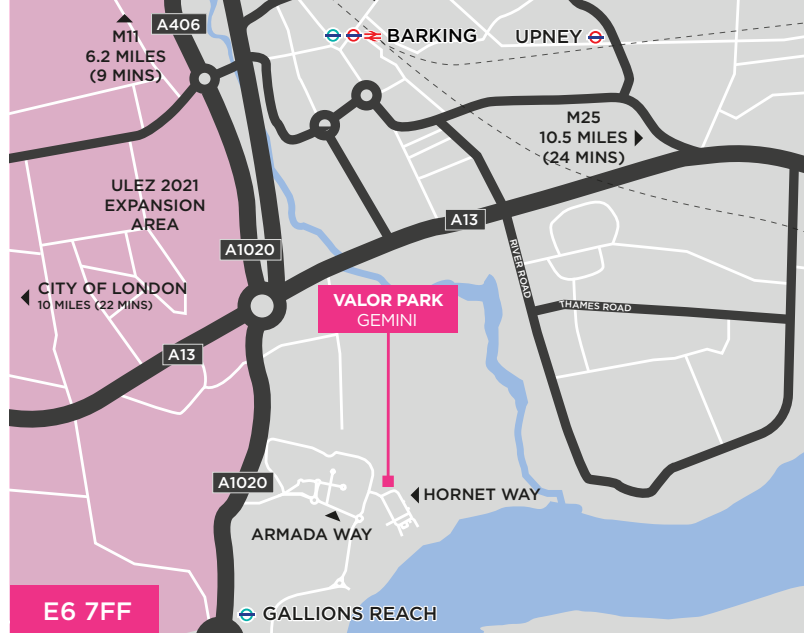
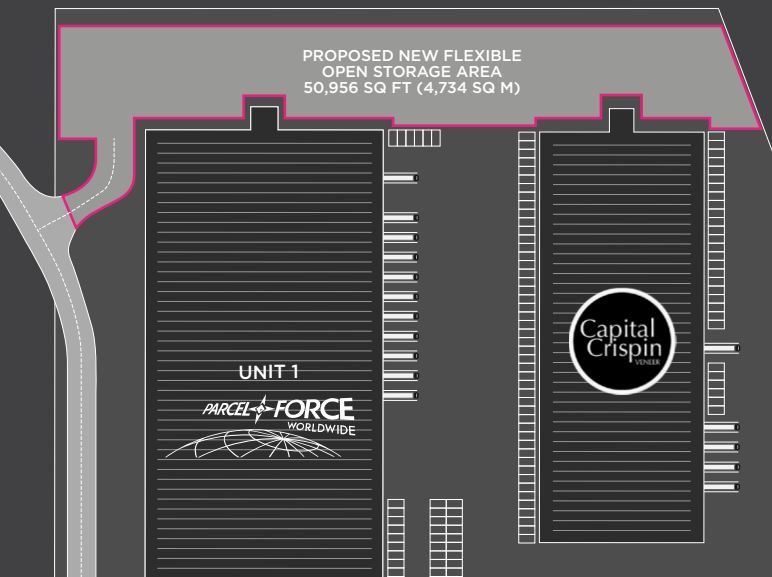


VALOR PARK GEMINI



**SECURELY FENCED OPEN STORAGE SPACE WITH
POWER UP TO 2MVA AVAILABLE
SUITABLE FOR CARS & COMMERCIAL VEHICLES
AVAILABLE SEPTEMBER 2025
50,956 SQ FT (1.17 ACRES) TO LET**



STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway. This popular urban logistics hub is located one mile from the A13/A406 interchange, enabling customers to service East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

RENT

On application.

BUSINESS RATES

To be assessed.

LEASE TERMS

Available by way of a new FR&I lease on flexible terms to be agreed.

PLANNING

Unrestricted
B8 use.

LEGAL COSTS

Each party to bear their own legal costs.

HOURS OF USE

Unrestricted 24/7.



**POWER
UP TO 2MVA AVAILABLE WITH
THE ABILITY TO PROVIDE:**



270 Approx. EV car charging spaces



90 Approx. EV Van charging spaces
(based on c.22kW)



5 Fast EV Lorry charging spaces
(based on c.350kW)



CONNECTIVITY

MILES

MINS

| | | |
|------------------------------|------|---------|
| GALLIONS REACH BUS STATION | 0.4 | 3 MINS |
| GALLIONS REACH STATION (DLR) | 1.0 | 5 MINS |
| A13/ A406 INTERCHANGE | 1.4 | 6 MINS |
| LONDON CITY AIRPORT | 3.0 | 9 MINS |
| DOCKLANDS / CANARY WHARF | 6.1 | 14 MINS |
| M11 (J4) | 7.0 | 12 MINS |
| M25 (J30) | 11.0 | 18 MINS |
| THE CITY / CENTRAL LONDON | 11.0 | 26 MINS |
| PORT OF TILBURY | 18.8 | 28 MINS |
| LONDON GATEWAY | 20.0 | 30 MINS |

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



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