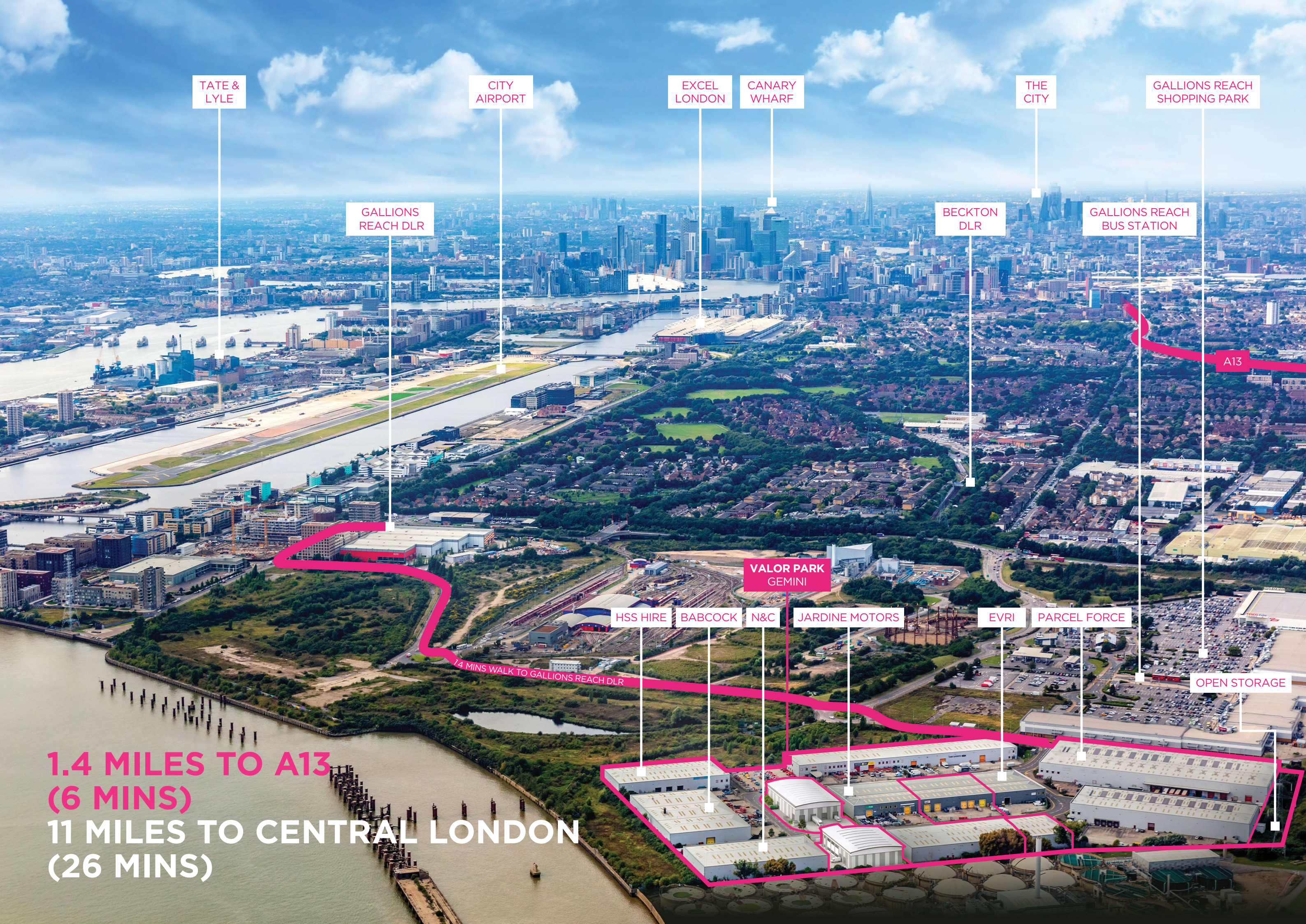


VALOR PARK GEMINI



**PRIME GREATER LONDON MULTI-OCCUPIED
URBAN LOGISTICS / INDUSTRIAL ESTATE
UNITS RANGING FROM 15,812 – 26,116 SQ FT
TO LET**



TATE & LYLE

CITY AIRPORT

EXCEL LONDON

CANARY WHARF

THE CITY

GALLIONS REACH SHOPPING PARK

GALLIONS REACH DLR

BECKTON DLR

GALLIONS REACH BUS STATION

A13

VALOR PARK GEMINI

HSS HIRE

BABCOCK

N&C

JARDINE MOTORS

EVRI

PARCEL FORCE

OPEN STORAGE

74 MINS WALK TO GALLIONS REACH DLR

1.4 MILES TO A13
(6 MINS)

11 MILES TO CENTRAL LONDON
(26 MINS)

PRIME INDUSTRIAL UNITS TO LET

15,812 – 26,116 SQ FT

Gemini Business Park offers 4 units to let ranging in size from 15,812 – 26,116 sq ft. The units are modern, developed to an institutional specification, and of steel portal frame construction, with profiled sheet clad elevations under pitched roofs. Below is a table summarising the current availability and outline specification.

UNIT 10, 11, 15 & 16 - UNDER REFURBISHMENT	SQ FT	SQ M
Warehouse	19,345	1,735.0
GF Office	3,631	399.5
FF Office	3,140	291.7
Total GEA	26,116	2,426.2
Clear Height		7.3m

UNIT 29 - AVAILABLE	SQ FT	SQ M
Warehouse	19,751	1,835.0
FF Office	3,187	296.1
Total GEA	22,938	2,131.1
Clear Height		10m

OPEN STORAGE - AVAILABLE	ACRES
Hardstanding Area	1.17
Total GEA	1.17
Power	Up to 2MVA

UNIT 19 - AVAILABLE	SQ FT	SQ M
Warehouse	13,516	1,255.7
FF Office	2,296	213.3
Total GEA	15,812	1,469.0
Clear Height		7.2m

UNIT 30 - AVAILABLE	SQ FT	SQ M
Warehouse	16,016	1,487.9
FF Office	2,474	229.8
Total GEA	18,490	1,717.7
Clear Height		10m



KEY

OWNED BY VREP

AVAILABLE



EXTERNAL
STORAGE



DESIGNATED PARKING
TO EACH UNIT



FENCED AND
GATED YARDS



ELECTRIC CAR
CHARGING POINTS



BRAND NEW UNITS
UNIT 29 & 30



OFFICE
SPACE



PRIME LAST MILE
LOCATION



MINIMUM 1 LEVEL
ACCESS PER UNIT



CLEAR HEIGHT
UNITS 10&11, 15&16 - 7.3M
UNIT 19 - 7.2M
UNITS 29 & 30 - 10M

AVAILABILITY

UNIT	TENANT
1	Parcel Force
9	Evri
10	Available
11	Available
12	Jardine Motors Group
13	Jardine Motors Group
14	Evri
15	Available
16	Available
19	Available
23	HSS Hire
24	Babcock
25	Babcock
26	Let
29	Available
30	Available

VALOR PARK GEMINI E6 7FF

URBAN LOGISTICS HUB

LOCAL OCCUPIERS



EVRI

HSS Hire



ME HIRE

N&C
Nicholls & Clarke Group

babcock™

WesternUnion WU



Located in the London Borough of Newham, one of the fastest growing London populations



9% of the local population employed in manufacturing, transport and storage sectors



87.7% NVQ1 qualified



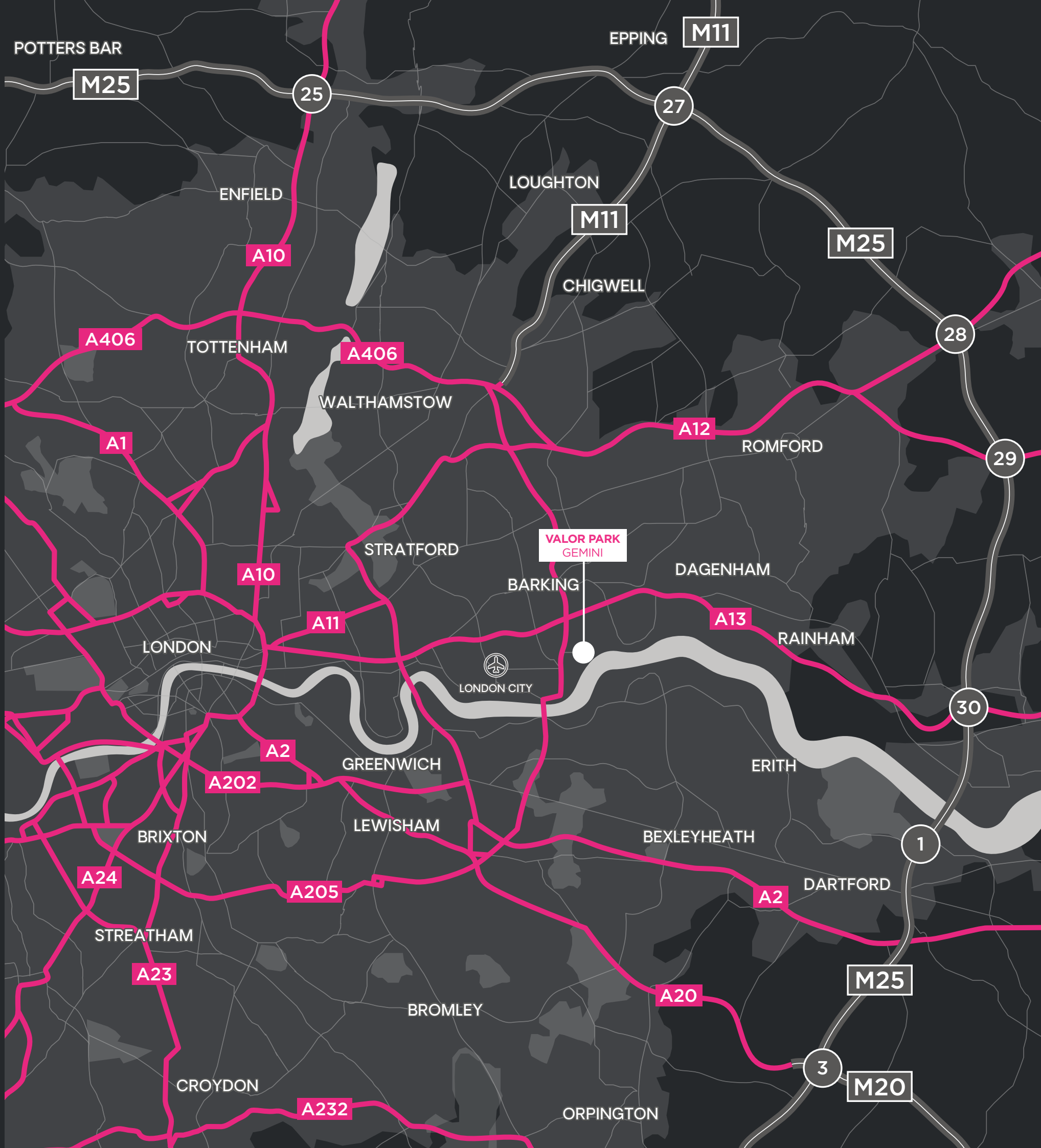
1.4 miles (6 mins) from the A13/A406 interchange

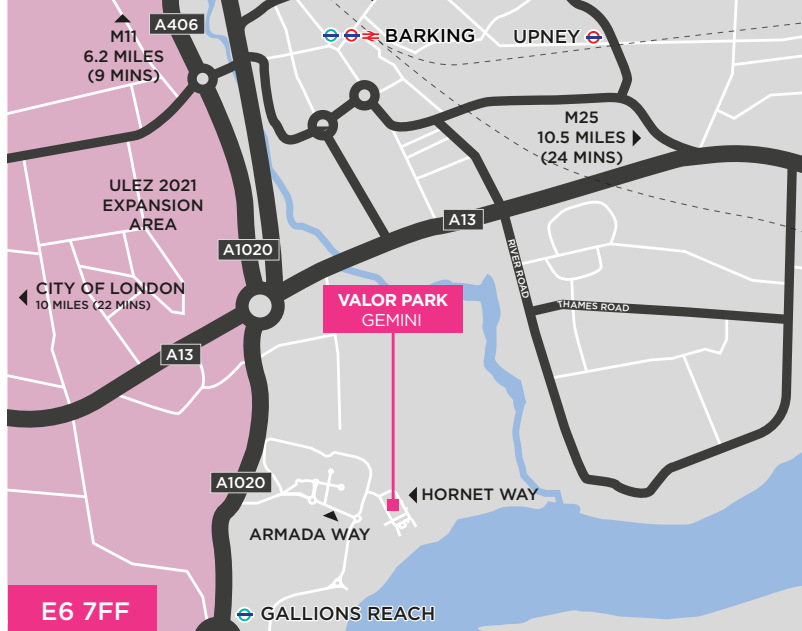
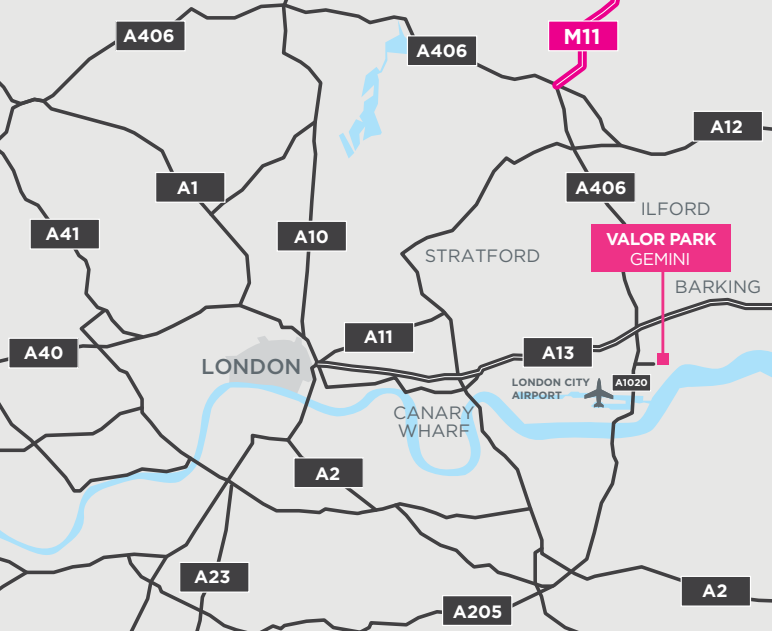


Less than 1 mile from London's DLR



Outside of London's ULEZ zone





STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway, made up of a collection of 16 units. 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).

EPC

EPC A and EPC B on Unit 19

RENT

Upon Application.

COSTS

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

TERMS

The units are available by way of a new FR&I lease on terms to be agreed.

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

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