



ARROW POINT

BECKTON // LONDON // E6 6JF

37,148 sq ft / 3,451.2 sq m

A new detached GRADE A
warehouse/logistics unit,
immediately available

TO LET



SUMMARY

- 10m eaves
- Secure yard
- 4 ground level loading doors
- 9.8 miles from Central London
- 44m yard depth
- BREEAM Excellent
- Prominent unit
- 1.63 acre site
- 2 EV charging points
- 30 KN/m² floor loading
- 182 KVA power supply
- 26 car parking spaces





City of London

Canary Wharf

The O2

Excel

Royal Docks

London City Airport



Beckton DLR Station

Beckton Retail Park



Sainsbury's



Gateway Retail Park

Beckton Triangle Retail Park

A13

M25

A406



LOCATION

Arrow Point Beckton is located 9.8 miles east of Central London and 2.3 miles north of the Royal Albert Docks. The property is strategically situated on Claps Gate Lane between the Sainsburys supermarket and the new Lidl, at the junction of the A13 (Newham Way), A406 (North Circular) and the A1020 (Royal Docks Road). The A13 provides direct access to the City of London to the east and the M25 and Essex to the West, the North Circular provides access to the north and west of London and the M11. The Royal Docks Road provides access to the Docks and London City Airport (3.5 miles away) to the south.

Nearby occupiers include; Sainsburys, Lidl, B&Q, Dunelm, Curry's PC World and B&M.



TRAVEL DISTANCES BY ROAD

Royal Docks	3 miles
London City Airport	3.4 miles
Blackwall Tunnel	4.4 miles
M11	5.3 miles
Central London	9 miles
M25 J30	10 miles
M1	19 miles

DESCRIPTION

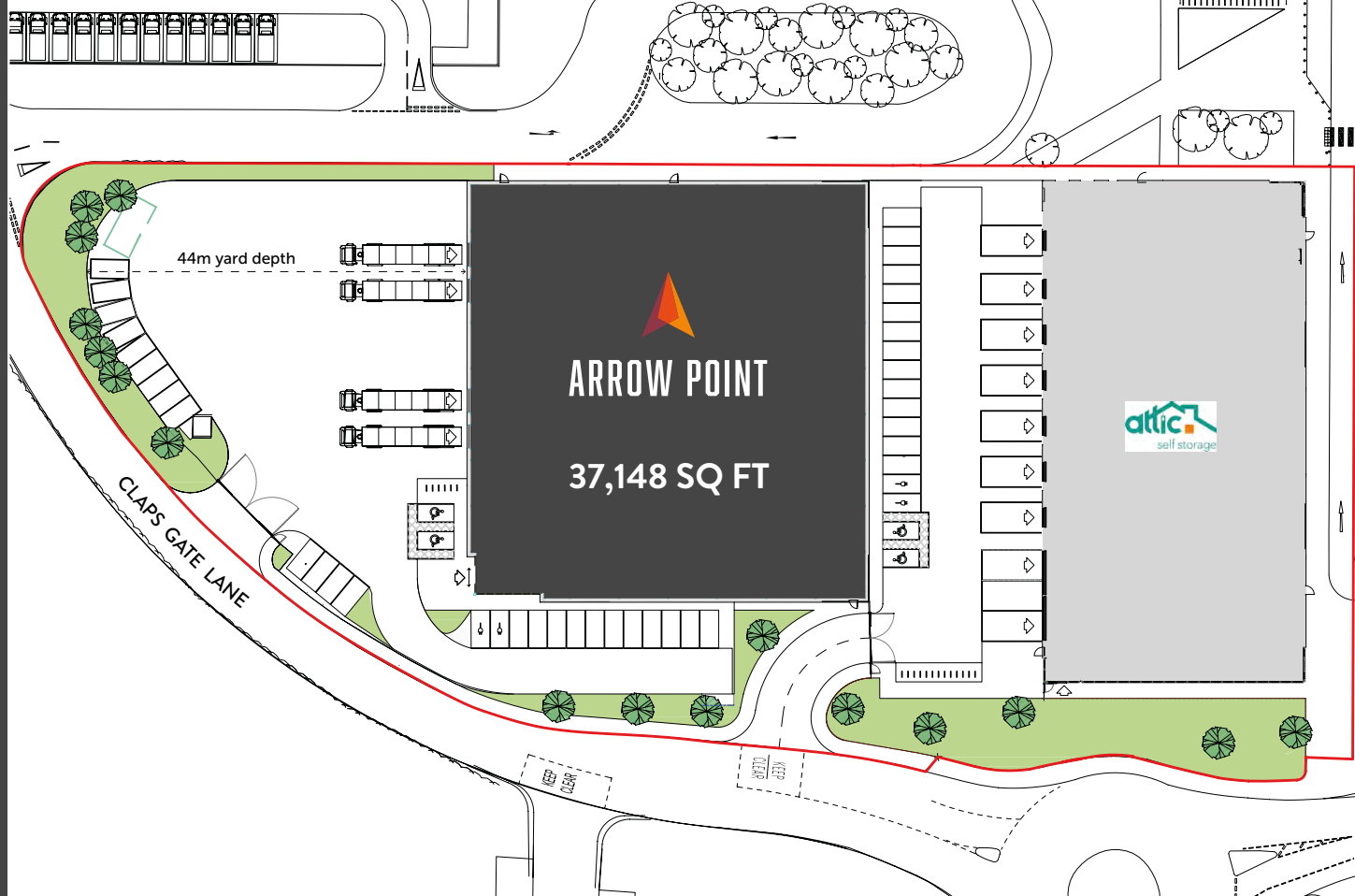
Arrow Point Beckton is a new build 'Grade A' and BREEAM Excellent warehouse/logistics unit comprising 31,071 sq ft of warehouse accommodation with 6,007 sq ft of CAT A office space on the first-floor mezzanine.

Detailed specification and build documents available upon request.

TERMS

The property is available on a new Full Repairing and Insuring lease, for terms to be agreed.

Quoting rent available on application.



ACCOMMODATION (GEA)

First Floor Offices:	6,077 sq ft	(564.6 sq m)
Warehouse:	31,071 sq ft	(2,886.6 sq m)
TOTAL:	37,148 SQ FT	(3,451.2 SQ M)

EPC Rating - Upon enquiry.





FURTHER INFORMATION



020 7935 5000

cushmanwakefield.co.uk

Chris Knight

chris.c.knight@cushwake.com

Mobile: 07872 822 528

Patrick Mooney

patrick.mooney@cushwake.com

Mobile: 07920 451 369

DTRE

020 3328 9080

www.dtre.com

Jake Huntley

jake.huntley@dtre.com

Mobile: 07765 154 211

Robert Cohu

robert.cohu@dtre.com

Mobile: 07860 659 043

Hugh Stanton

hugh.stanton@dtre.com

Mobile: 07730 357 434

LOCAL OCCUPIERS

1

Sainsbury's

2



3

Dunelm

4

B&Q

5



6

Harveys

7

carpetright.

8

SCS
SOFA • CARPET • SPECIALIST

9



10

Currys PC World

11



12



**HATHAWAY
DEVELOPMENTS**



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