

# 27 GEMINI BUSINESS PARK

Hornet Way · Beckton · London · E6 7FF



Modern Warehouse / Industrial Unit  
34,721 sq ft (3,225.69 sq m)

## For Sale

Due to the current occupier relocating.





- Detached unit
- Lighting throughout
- 3 full height loading doors
- 9.2m clear height
- Up to 1,100kVA potentially available
- Excellent road links
- Self-contained yard/parking
- First floor offices with lift access
- Separate WCs
- Kitchenette
- 50 kN/m<sup>2</sup> floor loading
- 2 x 8 tonne craneage

## Description

This detached unit which was constructed in 2007 is of steel portal frame construction with profile steel cladding to the elevations and a profile steel clad roof with approximately 10% translucent roof lights. There are offices at first floor with carpeting, suspended ceiling, recessed lighting and air conditioning. The unit sits on a self-contained secure site of approximately 1.43 acres and benefits from dedicated parking/yard area.

## Accommodation

The accommodation comprises the following (approx. GIA) areas:

Ground - Floor Warehouse / Ancillary	32,667 sq ft	3,034.86 sq m
1st - Floor Offices	2,054 sq ft	190.82 sq m
<b>Total</b>	<b>34,721 sq ft</b>	<b>3,225.68 sq m</b>





## Location

The property is situated on Gemini Business Park, an established warehouse and industrial development adjacent to Gallions Reach Shopping Park comprising over 35 major stores and restaurants.

The Business Park is only 1 mile from the A13 / A406 North Circular interchange at Beckton roundabout providing easy access west into the City and out to Junction 30 of the M25 and national motorway network to the east. Gallions Reach DLR station is approximately 5 minutes away with London City Airport 3 miles due east.



## Road

A406 North Circular / A13 Interchange	1.3 miles
M11 Junction 4	6 miles
City of London	9.7 miles
M25 Junction 30	11 miles
A10	13 miles
Dartford Crossing	14 miles

## Rail

Gallions Reach DLR Station	1.3 miles
Beckton DLR Station	1.6 miles

## Air

London City Airport	3.3 miles
Stansted Airport	31 miles
Heathrow Airport	35 miles

## Sea

Tilbury Docks	19 miles
London Gateway Port	21 miles



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**Price:** On application.

**Rateable value:** £382,500 Interested parties are advised to make their own enquiries with the London Borough of Newham.

**Service charge:** There is a service charge payable for the upkeep of the estate road and common parts.

**VAT:** To be confirmed.

**Legal fees:** Each party to bear their own costs.

**EPC rating:** C-(62)

**Terms:** The property is available for sale.

**Further information and viewing:** Contact the joint sole agents -



Stephen Richmond  
01322 285588 | 07771 900 682  
stephen.richmond@ryan.com

Christopher Birch  
01322 285 588 | 07976 681 951  
christopher.birch@ryan.com



Neilson Projects  
0203 405 2100  
[www.neilsonprojects.co.uk](http://www.neilsonprojects.co.uk)

Oliver Neilson  
0203 4052100 | 07919 128437  
oliver@neilsonprojects.co.uk