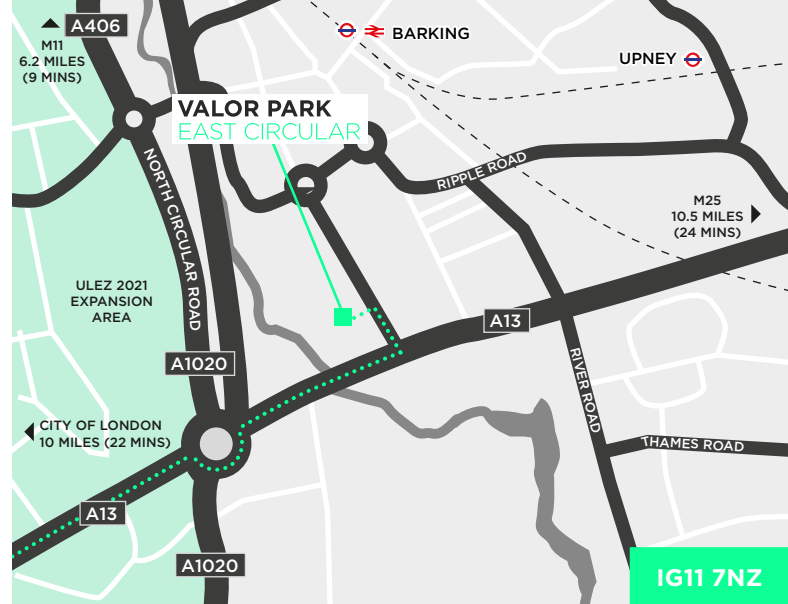
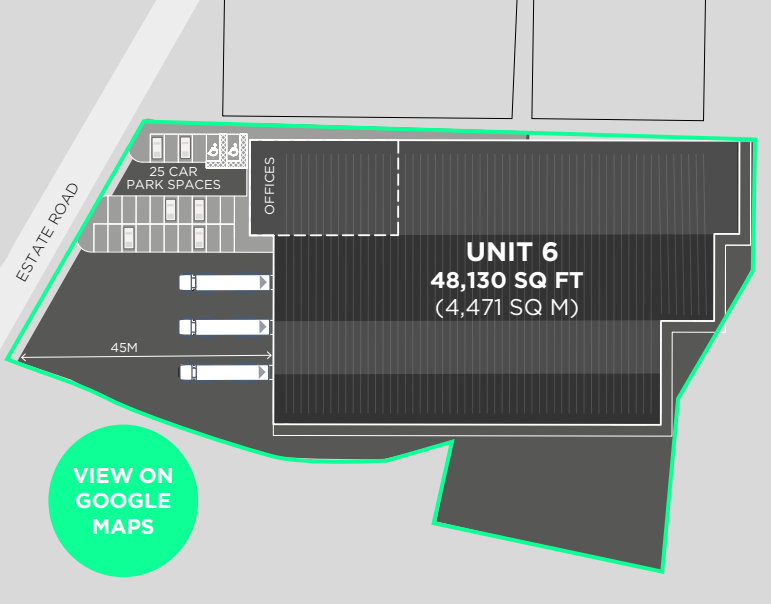


VALOR PARK EAST CIRCULAR

COMING
Q4 2021



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
48,130 SQ FT (4,471 SQ M) TO LET



DESCRIPTION

Unit 6 comprises a detached fully refurbished steel portal frame warehouse on a secure fenced site with high quality first floor offices to the front. Loading is by way of 3 level electric roller shutter doors accessed from the yard area which has a maximum depth of 45 metres. The warehouse has an eaves height of 7.83 metres.

UNIT 6	SQ FT	SQ M
Warehouse	42,400	3,939
GF Core	455	42
GF Office	5,275	490
Total GEA	48,130	4,471

AMENITIES

- 3 Roller shutter doors
- Secure unit
- 4 electric parking spaces
- 52 car parking spaces
- 7.83 eaves height
- 45m yard depth

EPC

TBC.

COSTS

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

RENT

Upon Application.

TERMS

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

LOCATION

The property is situated just off the west side of Gascoigne Road which leads south to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road/M11 and east to the M25 (Junction 30/31).

ROAD	MILES	RAIL	MILES
A13	0.1	BARKING	1.6
A1020	0.7	STRATFORD	8.7
A12	4.0	LDN LIVERPOOL	9.5
M11 J4	5.6	EBBSFLEET	19.5
M25 J30	9.2	PORTS	MILES
CITY OF LONDON	10.3	DP WORLD	19.0
WEST END	11.0	DOVER	76.0
AIRPORTS	MILES	FELIXSTOWE	82.6
LONDON CITY	4.7		
STANSTED	29.4		
GATWICK	46.3		

**3,038,870
PEOPLE**

LIVE WITHIN A 15
MILE RADIUS

**1,349,692
PEOPLE**

LIVE WITHIN A 10
MILE RADIUS

**437,150
PEOPLE**

LIVE WITHIN A 5
MILE RADIUS

SOURCE: FREEMAPTOOLS.COM



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