

crescent court business centre

CANNING TOWN ■ LONDON ■ E16 4TG

CANMOOR



Refurbished Industrial / Warehouse Units
1,517 – 13,772 sq ft **TO LET**

- Prominent location
- Steel portal frame
- Clear height of 7 metres
- Ancillary offices
- 3 Phase electrical supply
- Secure site
- Flexible leases available
- Multiple occupancy solutions

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UNITS 1-5 Crescent Court Business Centre are industrial/warehouse units which have been fully refurbished with the following specification:



CLEAR HEIGHT OF 7M



LEVEL LOADING DOOR ACCESS



ANCILLARY OFFICES



DESIGNATED PARKING



3 PHASE POWER



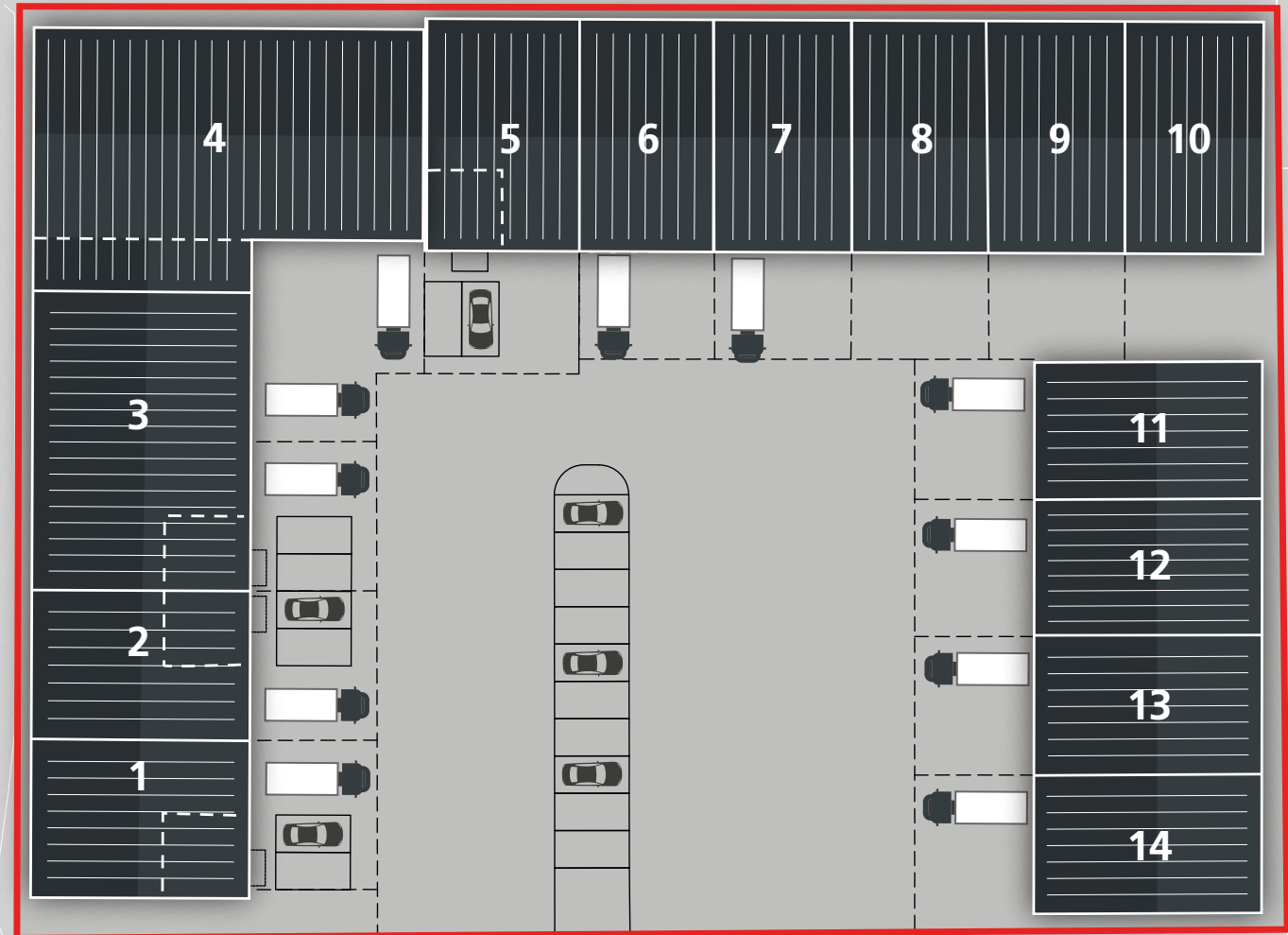
EPC RATING UPON REQUEST



SECURE SITE



PROMINENT LOCATION



NORTH CRESCENT

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LOCATION

Located in a prominent position on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Iron Mountain and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within 5 minutes walking distance.



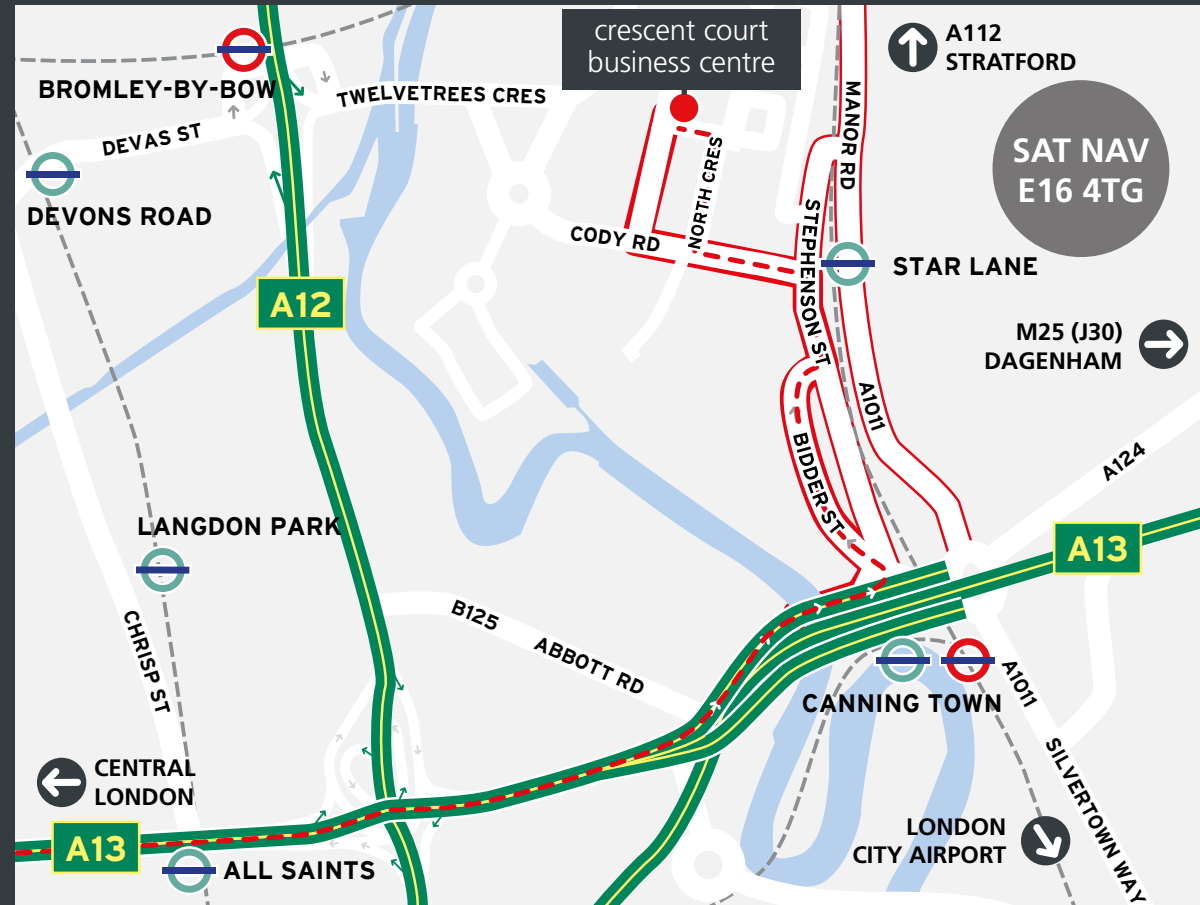
Canning Town	10 mins
Canary Wharf	14 mins
Stratford	20 mins



A13 (Newham Way)	0.6 mile
A12/A102 Blackwall Tunnel Northern Approach	1.5 miles
Stratford Town Centre	2.2 miles
M11 Motorway	7.2 miles



Star Lane Station STRATFORD INT - 10 MINS (DLR)	0.3 mile
West Ham Station STRATFORD - 3 MINS (JUBILEE)	0.6 mile
Canning Town Station LONDON BRIDGE - 15 MINS (JUBILEE)	1.2 miles



FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our joint sole agents.



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