

Prologis Park

Unit C, Prologis Park · Twelvetrees Crescent
Bromley-by-Bow · E3 3JG

Detached Modern
Warehouse/Industrial Unit
15,769 sq ft - 1,465 sq m

- Comprehensive refurbishment
- Available now
- Self-contained extensive yard and parking
- 42m yard depth
- Office with feature rotunda entrance and glazed curtain wall
- Secure landscaped estate in prime location

TO LET

C
UNIT



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UNIT



Description

The property comprises a self-contained detached warehouse of steel portal frame construction with external profile steel cladding under a pitched roof incorporating roof lights. The unit benefits from a full height shutter door, 8m eaves height with first floor offices, male and female WCs and kitchen area and lighting throughout. The units features a full height glass curtain wall providing good natural light to the office element which also features access via a striking glazed rotunda structure.

Location

Unit C is located on Twelvetrees Crescent in Bromley-by-Bow and comprises a secure estate with on-site security and entrance / exit barriers at both east and west entrances to the estate. The A12 and A13 roads are a short distance from the property providing excellent links to and from the City and Central London to the west and out to the North Circular to the east. There are also 3 London underground stations within a mile radius including Bromley-by-Bow, Star Lane and West Ham.

Accommodation

The accommodation comprises the following GEA areas:

Warehouse & Ancillary	12,432 sq ft	1,154.97 sq m
First Floor Office & Ancillary	3,337 sq ft	310.02 sq m
Total	15,769 sq ft	1,464.99 sq m

[FLOOR PLANS PDF DOWNLOAD >>>](#)



Air Conditioning



Full Height Shutter Door



8m Eaves Height



Gated Security



Male and Female WCs



Kitchen Area



LED Lighting



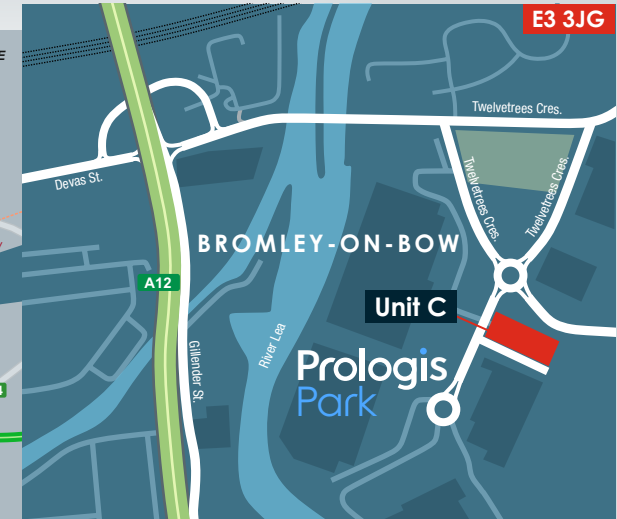
EV Charging



Extensive Parking

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Distances from the building	
A12	0.5 miles
Bromley-by-Bow Tube	0.6 miles
Devons Road DLR	0.8 miles
A11	1.0 miles
Blackwall Tunnel	2.2 miles
A13	2.4 miles
London City Airport	3.4 miles
City of London	4.8 miles
M25 J30 / A13	13.4 miles

Rent: On application.

Business Rates: £244,000 - Interested parties are however advised to make their own enquiries with the local authority.

VAT: Applicable

Legal Fees: Each party to bear their own costs.

EPC Rating: 50 B valid until 29 September 2035.

Terms: Available by way of a new full repairing and insuring lease

Viewing & Further Information

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