



NEWLY REFURBISHED

UNIT 11

Thomas Road Industrial Estate, Poplar, London, E14 7BN

TO LET
5,447 SQ FT (506 SQ M)

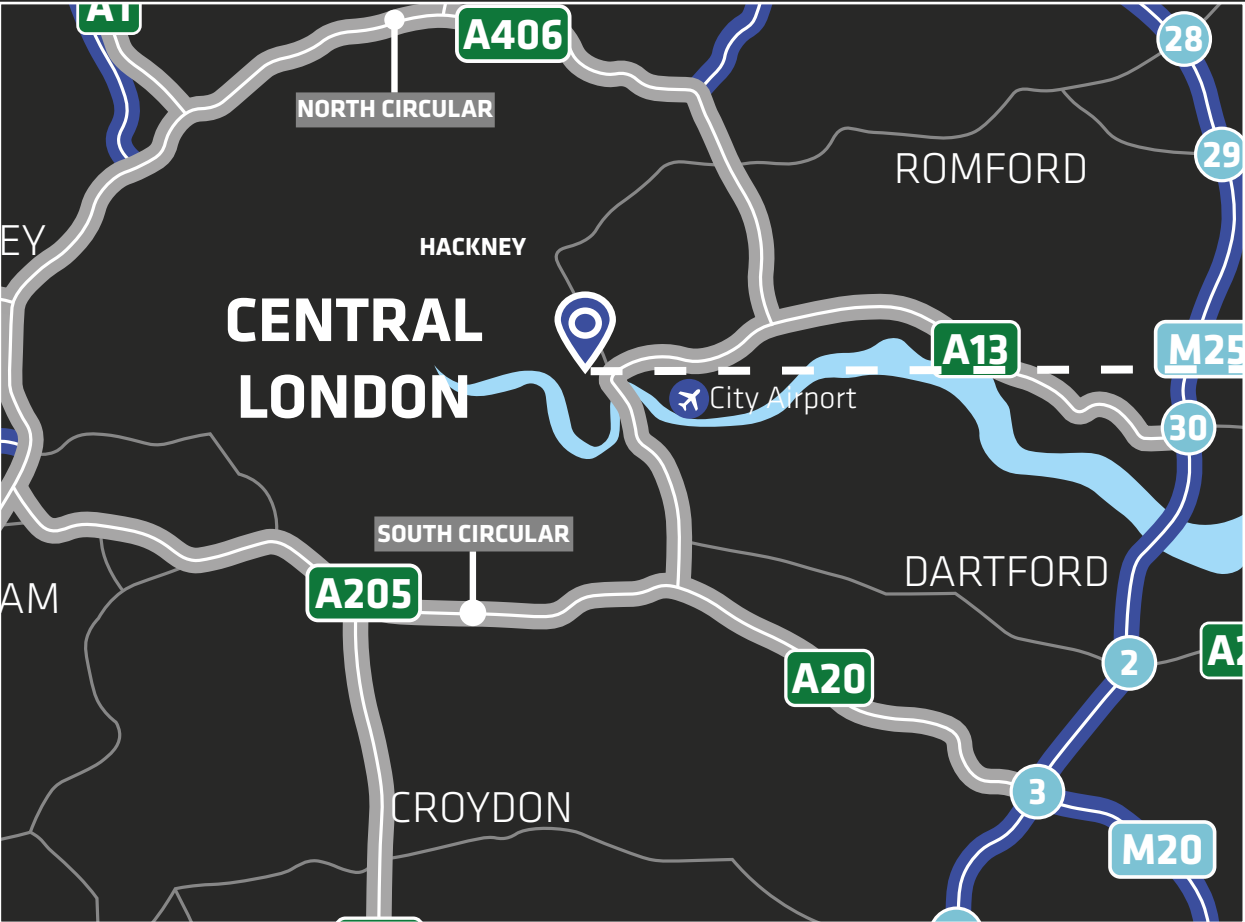
logix
PROPERTY

 STRETTONS

LOCATION

Thomas Road is situated between Burdett Road, Bow Common Lane and A12 Blackwall Tunnel Northern Approach. The A12 connects with the A102 Blackwall Tunnel to Greenwich and south London. The A13 East India Dock Road connects to the Isle of Dogs, the A406 North Circular Road and M25 to the East. The A12 also links with the M11 to the north east.

The estate benefits from easy access to **Stratford (2.5 miles)**, the **City (2.5 miles)** and **Isle of Dogs (1 mile)**. **Public Transport** to the estate via **Docklands Light Railway, Central Line, District Line, Hammersmith & City Lines** and **National Rail**.



AIRPORTS

London City Airport: 4.4 miles
Gatwick Airport: 47 miles
Heathrow Airport: 60 miles



RAIL CONNECTIONS

Devons Road: 0.6 miles
Mile End Tube Station: 0.9 miles



DISTANCE	
Stratford	2.5 miles
Central London	2.5 miles
Isle of Dogs	1 mile



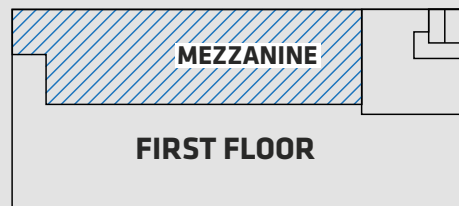
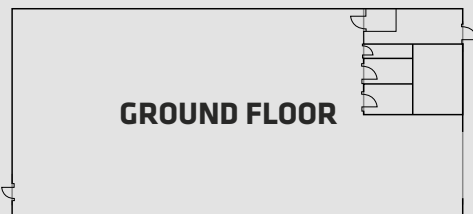
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Unit 11 has been comprehensively refurbished. The estate comprises 15 modern single-storey industrial/warehouse units of brick elevation and profile-clad roofs benefiting from first floor offices, each with level-loading and parking.

The estate is home to established trade counter occupiers such as Wolseley and Plumbase.

ACCOMMODATION

AREA	SQ FT	SQ M
GROUND FLOOR	4,855	451
FIRST FLOOR	592	55
TOTAL	5,447	506
MEZZANINE	1,755	163



SPECIFICATION

REFURBISHED UNIT 	MEZZANINE (DEMOUNTABLE) 	LOADING AND PARKING FACILITIES 	APPROX EAVES HEIGHT OF 5.5M
ELECTRIC SHUTTER DOOR 	3 PHASE ELECTRICITY 	GROUND AND FIRST-FLOOR OFFICES 	COVERED LOADING/CANOPY
LED LIGHTING 	VRF HEATING & COOLING 	SOLAR PVS 	EPC RATING A+





UNIT 11

FURTHER INFORMATION



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Tenure - Available on new lease terms

Rateable Value - £78,500

VAT - Applicable

Rent - Upon Request

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