

London Industrial Park



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KEMSLEY LLP STRETTONS

Units 24 – 32 London Industrial Park,
Eastbury Road, London, E6 6LP

TO LET | Newly refurbished warehouses

Industrial Units from 4,890 – 24,614 sq ft
Available individually or as adjoining units

Refurbishment due for completion end of October 2026



London's logistics advantage

Positioned at the heart of East London's established industrial corridor, London Industrial Park provides an exceptional base for urban logistics, last-mile distribution and city-serving businesses. With immediate access to the A13, A406, Blackwall Tunnel and M25, occupiers can reach Canary Wharf, the City, Docklands and Greater London in minutes. Combined with excellent public transport and London City Airport nearby, this is a location designed for businesses that depend on speed, connectivity and operational efficiency.

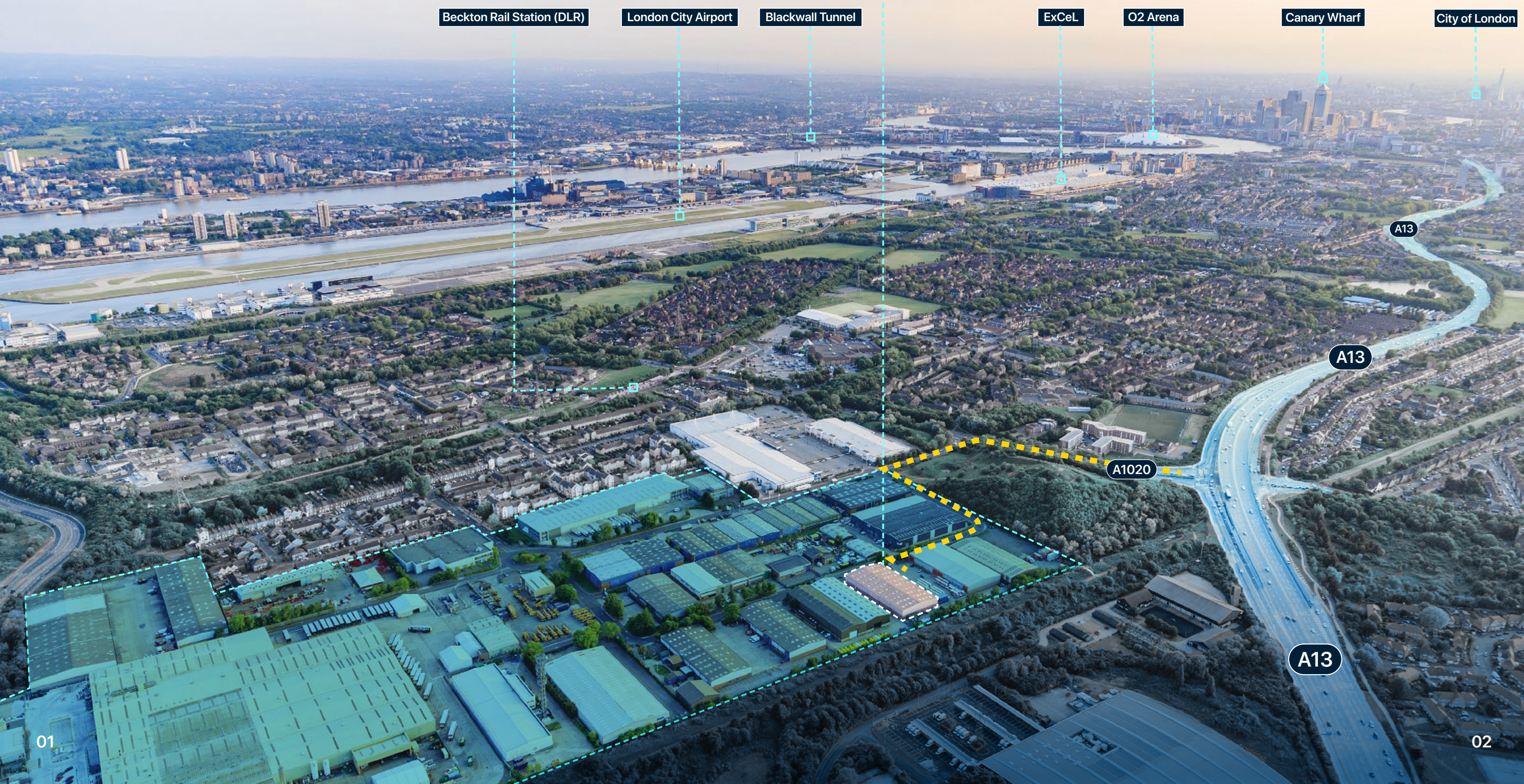


* Drive and train times approximate. Train times from Beckton DLR station. Source: Google Maps.



London Industrial Park

Units 24 - 32



Designed to keep business moving

Designed to support the demands of modern distribution, trade and industrial occupiers, Units 24 - 32 combine flexible warehouse accommodation with quality office space, efficient loading and excellent vehicle access. Whether serving London customers, managing regional deliveries or supporting light manufacturing, the building provides everything needed to keep operations moving.

Min Eaves Height 5.5m

Electric Roller Shutter Doors

Heating & Cooling Fitted

10% Rooflight Coverage

Steel Frame Construction

New Profile Clad Roof and Elevations

Established Industrial Location

Approx. 10 Minute Walk to Beckton DLR

Suitable for Manufacturing, Trade Counter & Logistics

Allocated Parking

EPC Rating B

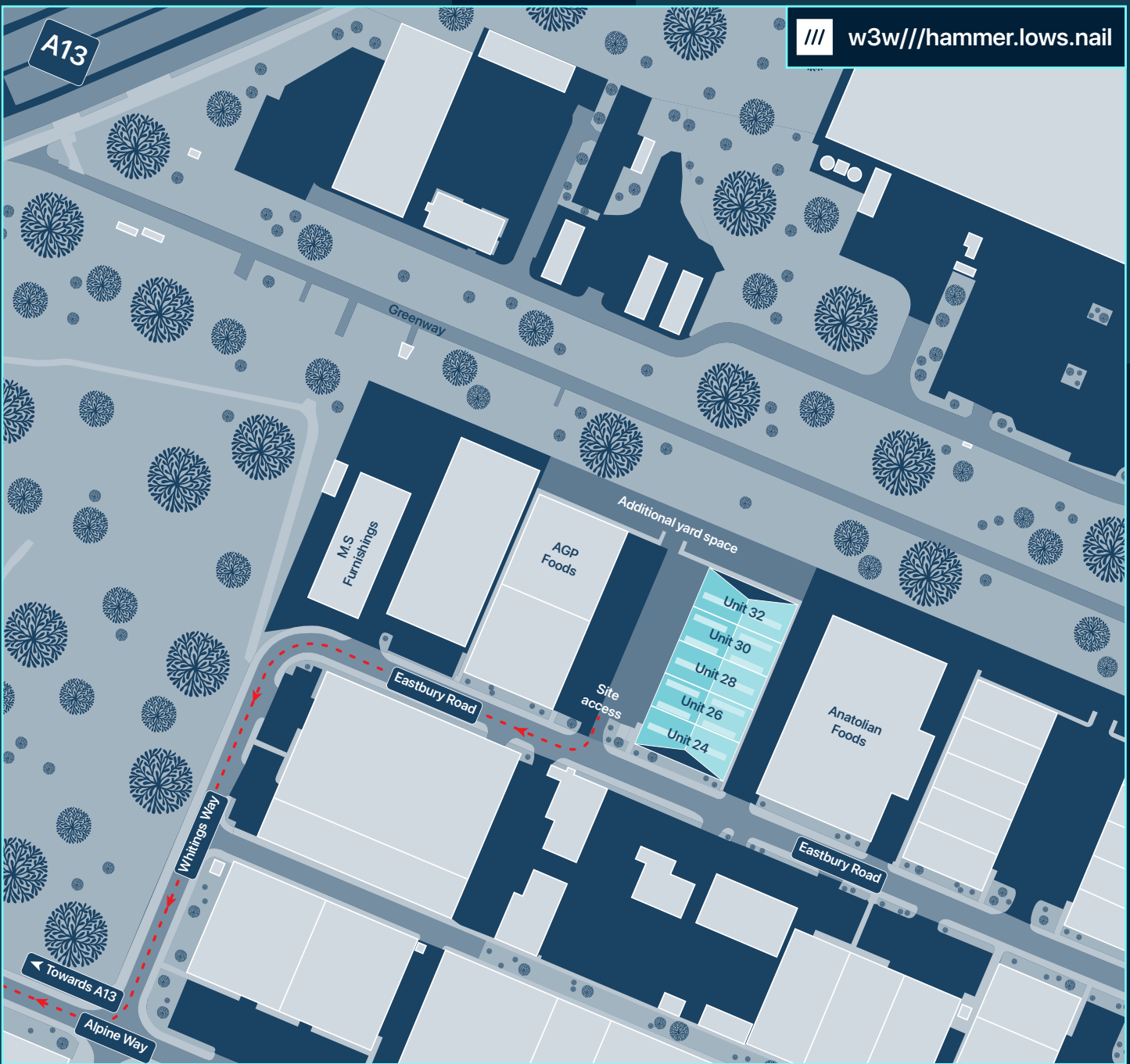
Office Accommodation

Excellent access to the A13 & A406

LED Lighting

Additional Yard / Parking Available

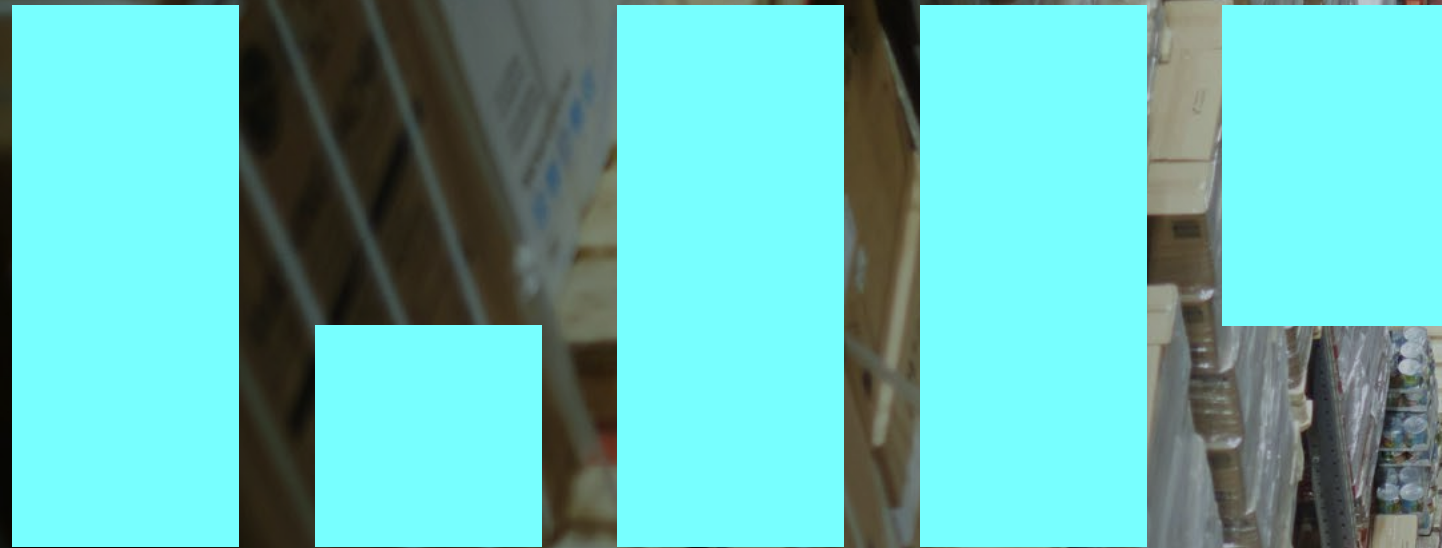
EV charging – 1 charging point per unit



London Industrial Park

The property comprises single storey industrial warehouse units of steel portal frame construction, with first floor offices and good loading and parking facilities. The units benefit from the following areas:

Units	Sq M (GEA)	Sq Ft (GEA)
Unit 24	461.8	4,971
Unit 26	454.6	4,893
Unit 28	454.3	4,890
Unit 30	454.7	4,894
Unit 32	461.4	4,966



9.8 Million

London residents within the UK's largest consumer market.

5.5 Million

Working-age population across Greater London.

600,000+

Businesses operating across Greater London.

Last-Mile Reach

Rapid access to Central London, Canary Wharf and East London

230,000+

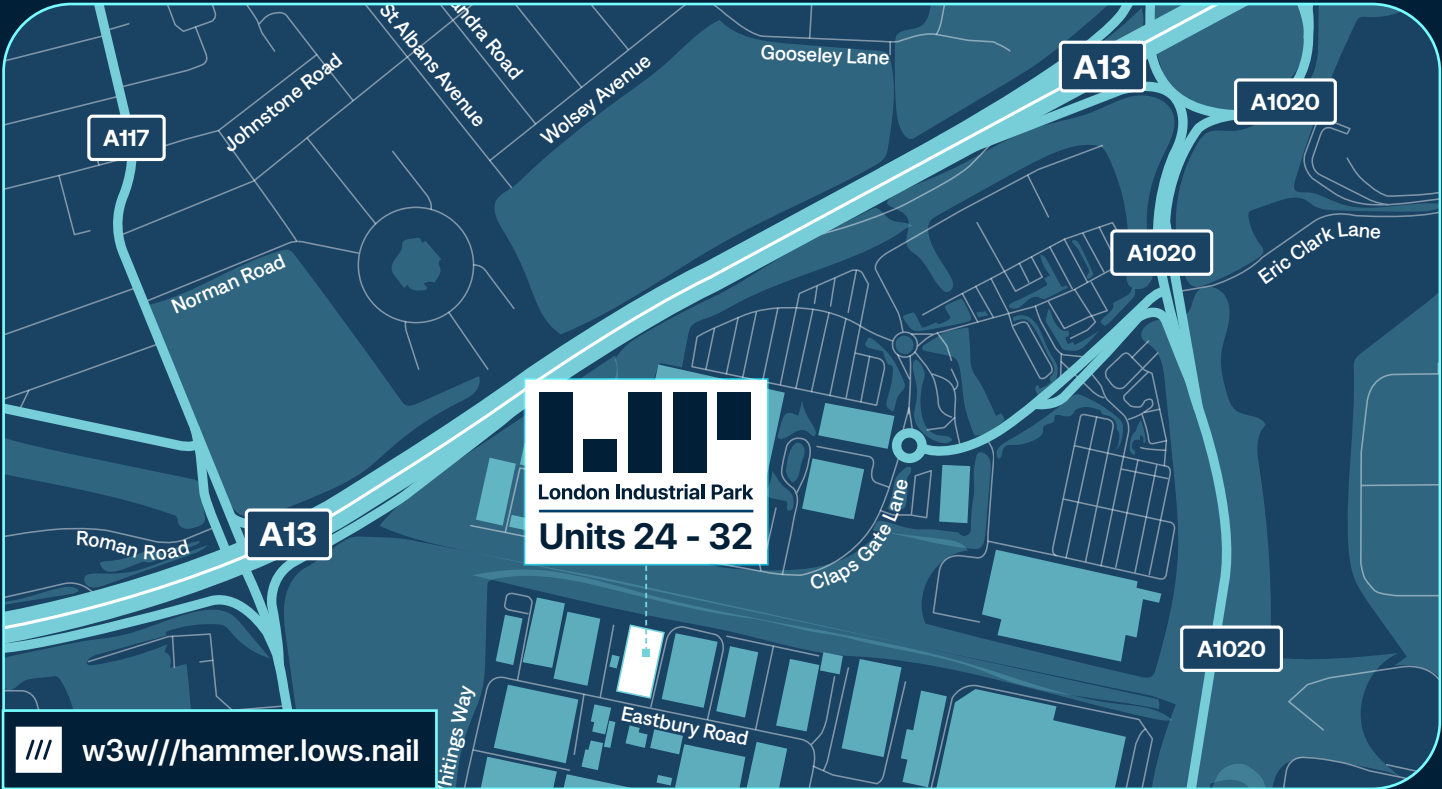
People employed across London's transport, logistics & warehousing sector.

A location that delivers

With exceptional road connections and a vast customer base on its doorstep, London Industrial Park provides everything modern occupiers need to thrive. From servicing Central London to supporting last-mile distribution across the Capital, this is a location designed for businesses that need to move quickly and operate efficiently.

*Source: ONS

London Industrial Park



Strategically located within London Industrial Park, one of East London's best-connected industrial locations. Immediate access to the A13 provides direct links to Canary Wharf, the City, the Blackwall Tunnel and the M25, allowing businesses to serve Central London and the wider South East with ease. For urban logistics operators, the location delivers exceptional access to London's consumers, commercial districts and transport infrastructure, making it an ideal base for last-mile distribution and city-wide fulfilment.

Location	Miles	Minutes	Rail (From Beckton DLR)	Minutes	Airports	Miles	Minutes
A13	0.4	4	Canning Town	8	London City Airport	2	10
ExCeL London	3	8	Canary Wharf	25	Heathrow	28	55
Royal Docks	3	8	Stratford	18	Stansted	32	40
Canary Wharf	7	13	Bank	28	Southend	37	45
Stratford	8	18	London Bridge	30	Luton	44	65
City of London	10	25	Liverpool Street	32	Gatwick	49	75





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