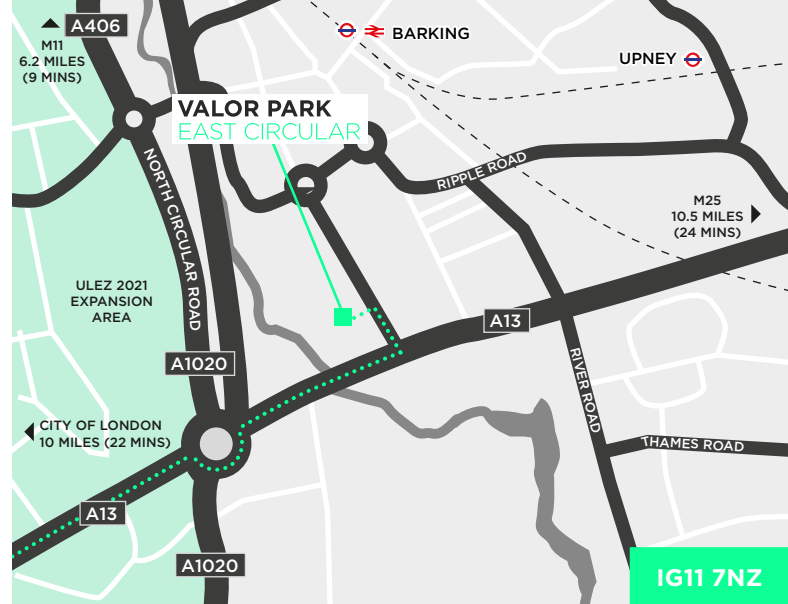
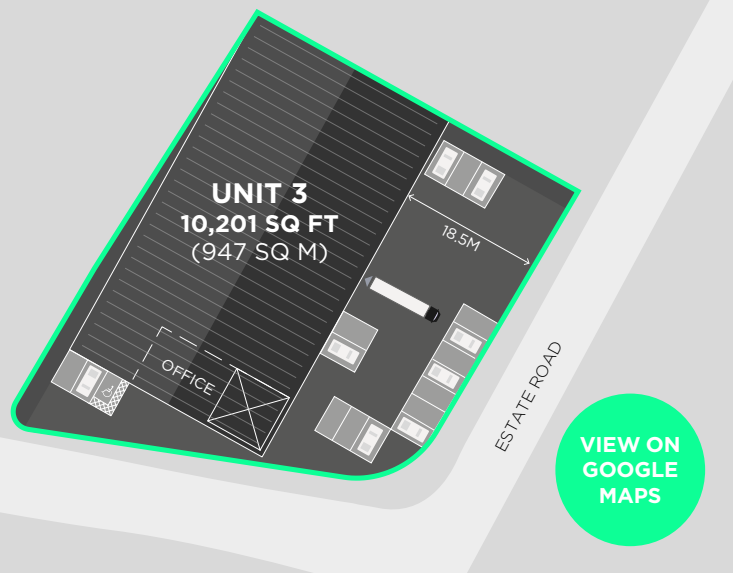


VALOR PARK EAST CIRCULAR



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNIT
10,201 SQ FT (947 SQ M) TO LET



DESCRIPTION

Unit 3 comprises a detached fully refurbished steel portal frame warehouse with high quality first floor offices to the front. Loading is by way of a full height electric roller shutter door accessed from the yard area which has a maximum depth of 18.5 metres. The warehouse has an eaves height of 6.8 metres.

UNIT 3	SQ FT	SQ M
Warehouse	8,693	807
GF Core	455	42
GF Office	1,053	98
Total GEA	10,201	947

AMENITIES

- Electric roller shutter door
- Secure fenced and gated unit
- 17 car parking spaces (plus 1 disabled space)
- 6.8m eaves height
- 18.5m yard depth

EPC

Available upon request.

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		
CITY OF LONDON	10.3	PORTS	MILES
WEST END	11.0	DP WORLD	19.0
		DOVER	76.0
		FELIXSTOWE	82.6
AIRPORTS	MILES		
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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