



Unit 17, London Industrial Estate

Eastbury Road, London, E6 6LP

Industrial / Warehouse Unit

4,442 sq ft
(412.68 sq m)

- 1 loading door
- 5.5m eaves
- Allocated parking
- Front loading area
- Gated estate
- 24/7 access

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Summary

| | |
|-----------------------|----------------|
| Available Size | 4,442 sq ft |
| Rateable Value | £95,500 |
| Service Charge | On application |
| EPC Rating | C (78) |

Description

The unit is of steel portal frame construction with part brick and part metal clad elevations under a pitched roof. The unit is of regular configuration and benefits from minimum eaves heights of approximately 5.5m, a single roller shutter door to the front elevation leading to an extensive yard area and allocated parking.

Location

London Industrial Estate is a secure multi-let industrial estate comprised of seven units arranged across two terraces. The property is strategically located in the heart of the Thames Gateway, in Beckton, a very well-established commercial centre located in the London Borough of Newham with easy access onto the A13. This is an area seeing continued regeneration and infrastructure improvements, approximately 9 miles east of Central London.

Accommodation

The accommodation comprises the following gross internal areas:

| Name | sq ft | sq m |
|--------------------|--------------|---------------|
| Ground - Warehouse | 3,620 | 336.31 |
| Ground - Office | 548 | 50.91 |
| Ground - Ancillary | 274 | 25.46 |
| Total | 4,442 | 412.68 |

Viewings

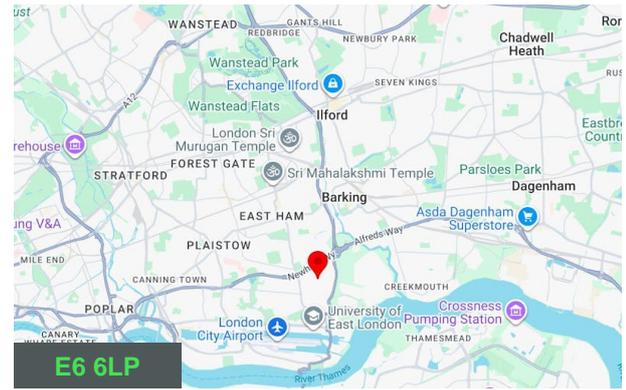
Strictly by appointment via the sole agents.

Terms

Available by way of an assignment/ sub-lease of the existing lease or a new lease directly with the Landlord.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information



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