



TO BE REFURBISHED

UNIT 11

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

TO LET
5,400 SQ FT (501.67 SQ M)

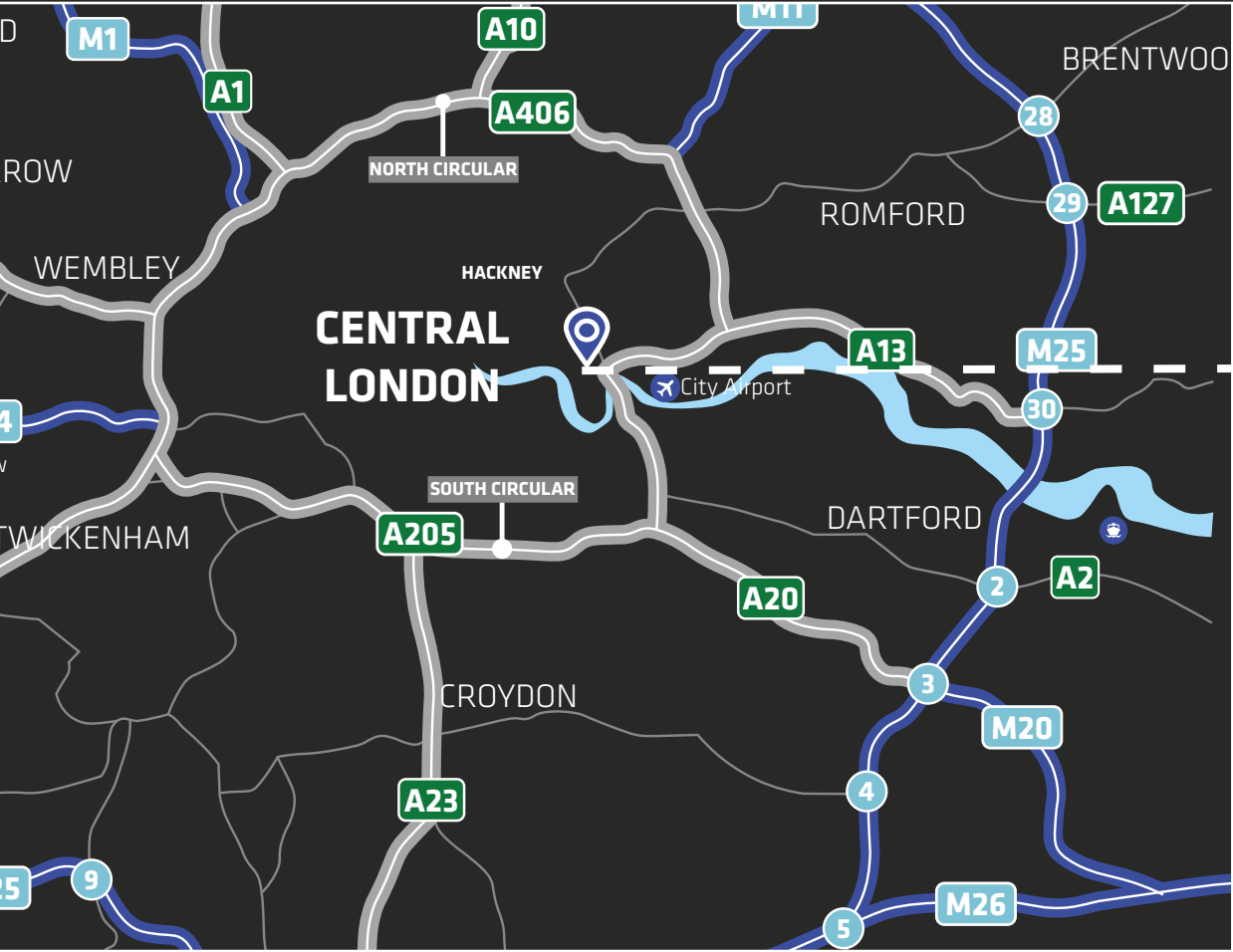
logix
PROPERTY

 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



UNIT 11

DESCRIPTION













Unit 11 is being 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

GROUND FLOOR	4,868 sq ft / 452.25 m ²
FIRST FLOOR	532 sq ft / 49.42 m ²
TOTAL	5,400 sq ft / 501.67 m ²

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



Alex Kington

07717 704 538

alex.kington@logixproperty.com

Callum Moloney

07815 692 996

callum.moloney@logixproperty.com



Neal Matthews

07803 850 227

neal.matthews@strettons.co.uk

Harry Robins

07866 075 899

harry.robins@strettons.co.uk

Tenure - Available on new lease terms

Rateable Value - £78,500

VAT - Applicable

Rent - Upon Request

Strettons and Logix Property and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.