SUBSTANTIAL INCENTIVES AVAILABLE*

INDUSTRIAL/ WAREHOUSE UNIT TO LET

1B WHITINGS WAY

LONDON INDUSTRIAL PARK, BECKTON E6 6LR



RENT FROM
£14.75/SQ FT*
& SERVICE CHARGE
OF £0.18/SQ FT

28,706 SQ FT (2,667 SQ M)

*SUBJECT TO LEASE TERMS

WHITINGS WAY
LONDON INDUSTRIAL PARK



WHITINGS WAY
LONDON INDUSTRIAL PARK

Prime Industrial Location.



London Industrial Park is a key industrial and logistics location. The estate has excellent connectivity with close proximity to the A13 and A406, providing good access to the M11, M25 and Central London.

The City of London to the west is approximately 7 miles away and is easily reached via the A13. Beckton DLR Station is a short walk from the property, providing DLR connections to Canary Wharf and the City. Canning Town Station, accessible via the DLR, is approximately 3 miles away providing Jubilee Line services into the West End.

Elizabeth Line services are available from nearby Custom House Station. Multiple bus routes pass along Woolwich Manor Way which is a short walk from the property.

DRIVE TIMES

A13	0.4 miles / 2 mins
Beckton DLR Station (10 minute walk)	0.5 miles / 3 mins
A406 / North Circular	1.1 miles / 4 mins
London City Airport	3.0 miles / 8 mins

A12	5.2 miles / 9 mins
M11	6.4 miles / 10 mins
City of London	7.0 miles / 16 mins
M25 J30 / approach to Dartford Crossing	11 miles / 16 mins

WHITINGS WAY
LONDON INDUSTRIAL PARK

Accommodation.

The property is situated on Whitings Way, and comprises a steel portal frame industrial/ warehouse with ancillary office accommodation on 1st and 2nd floors. The property has been fully refurbished, including a new roof and LED lighting throughout. The property benefits from front and rear roller shutter access, with a secure yard and offices to the front.

Area	SQ M	SQ FT
Ground Floor	2,332	25,101
First Floor	134	1,442
Second Floor	201	2,163
TOTAL GEA	**2,667**	**28,706**



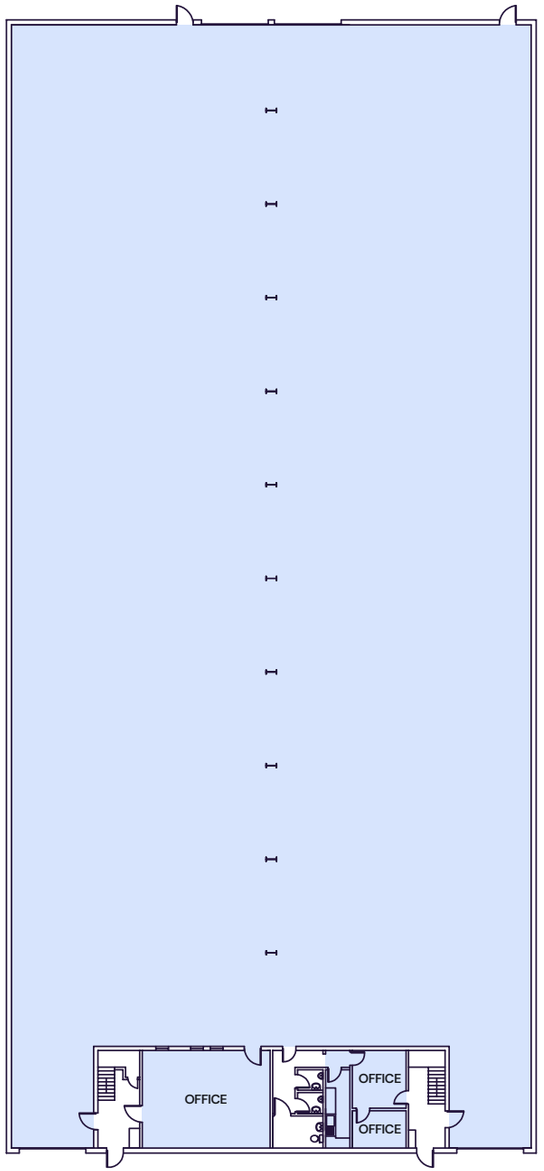


- RENTS FROM ONLY £14.75/SQ FT PER ANNUM
- REFURBISHED OFFICES WITH LED LIGHTING
- SUBSTANTIAL INCENTIVES AVAILABLE*
- LOW SERVICE CHARGE (ONLY £0.18/SQ FT PER ANNUM)
- EXTENSIVELY REFURBISHED WAREHOUSE WITH MINIMUM EAVES HEIGHT OF 8M
- 138KVA THREE-PHASE SUPPLY
- SECURE YARD AREA WITH FRONT AND REAR LOADING
- DIRECT ACCESS TO CENTRAL LONDON VIA THE A13

*SUBJECT TO LEASE TERMS

WHITINGS WAY
LONDON INDUSTRIAL PARK





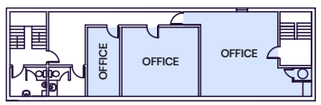
GROUND FLOOR







SECOND FLOOR



FIRST FLOOR

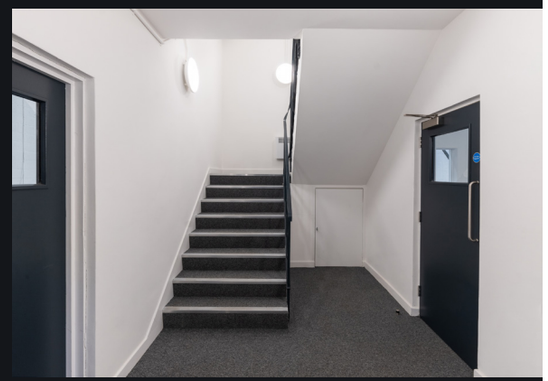
PLANS NOT TO SCALE / FOR IDENTIFICATION PURPOSES ONLY.

INDUSTRIAL/ WAREHOUSE UNIT TO LET

1B WHITINGS WAY

LONDON INDUSTRIAL PARK, BECKTON E6 6LR







TERMS
The unit is available to let on a new fully repairing and insuring lease for a term to be agreed.

RENT & INCENTIVES

	Annual Rent (£)	£/sq ft pa.
Year 1	£423,415	£14.75
Year 2	£450,325	£15.69
Year 3	£477,235	£16.62
Year 4	£504,150	£17.56
Year 5	£531,060	£18.50

Rents start from only £14.75 per sq ft. Substantial incentives* can be offered in addition. *Subject to lease terms.

SERVICE CHARGE
A low service charge of just £0.18 per sq ft, per annum is levied on the property to cover landscaping, CCTV, external maintenance and signage.

PLANNING
The property benefits from uses within Classes E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with the local planning authority to confirm their proposed use is permitted.

POWER
The property benefits from an upgraded power supply to 138kVA three-phase.

EPC
The unit has an EPC rating of 'C'.

For further information please contact the joint letting agents:

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