

TO LET

Thames House, Eastbury Road, London Industrial Park, E6 6GP 23,614 sq ft

Distribution Warehouse





Eastbury Road, London Industrial Park, London, E6 6GP

Description

The property comprises a detached modern steel portal frame building with brick and profile steel elevations beneath an insulated metal clad roof covering incorporating roof lights.

The internal accommodation provides warehouse space accessed via 2 full height loading doors. The warehouse has a minimum eaves height of 5.9m. At the front of the property are 2 storey offices providing a range of open plan and cellular offices. The property is to be fully refurbished by the Landlord, detailed specification on request.

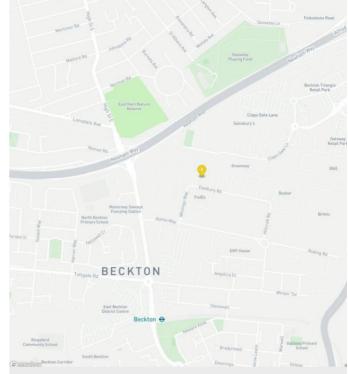
The site has the benefit of a large concrete yard and car parking area bounded by secure metal palisadefencing.

Location

The property is situated on the established London Industrial Park on the south side of the A13, a short distance from London City Airport and Beckton DLR station. London Industrial Park is a key industrial and logistics location with excellent connectivity to Central London, the City, The A406, M11 and M25.

Beckton DLR station gives a direct service to Canary Wharf and the City, jubilee line services from Canning Town and Elizabeth Line services from Custom House station.

Accommodation		
	sq ft	sq m
Ground Floor Warehouse	18,958	1,761.26
Ground - Offices	2,361	219.34
1st – Offices	2,295	213.21
TOTAL	23,614	2,193.81



Terms A new lease for a term by negotiation

Rent £23.50 per sq ft

EPC An EPC will be available for inspection

by interested parties.

Business Business rates are payable to the

Rates London Borough of Newham

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