

**Beckton Trade Park**

Eastbury Road, Beckton, E6 6LP

///option.frame.artist

dotindustrial.co.uk

**4,453 & 4,458 sq ft**

413.7 & 414.2 sq m

**Undergoing Refurbishment**

Industrial / Trade Counter Units

Targeting EPC A



Industrial space.  
Made better.

**Seriously good  
industrial space.**

**Located in East  
London.**

**Make it yours.**

**VIEW PROPERTY**



Asset managed by:

**ARGO**   
Real Estate Limited

# Industrial space.



# Made better.



Unit 16 Exterior - Computer Generated Image

Set within an established industrial location, Beckton Trade Park offers a selection of two newly refurbished units of 4,453 and 4,458 sq ft.

With hundreds of new homes planned for the area, demand for last-mile logistics, trade counters and storage and distribution occupiers is on the up. Almost 4.5 million people live within a 30-minute drive, putting customers, workforce and opportunity firmly within reach.



Unit 20 Exterior - Computer Generated Image

Beckton Trade Park

Unit 16

Unit 20

Hill Croft Road

Eastbury Road

← A406

A13 →



# Popular

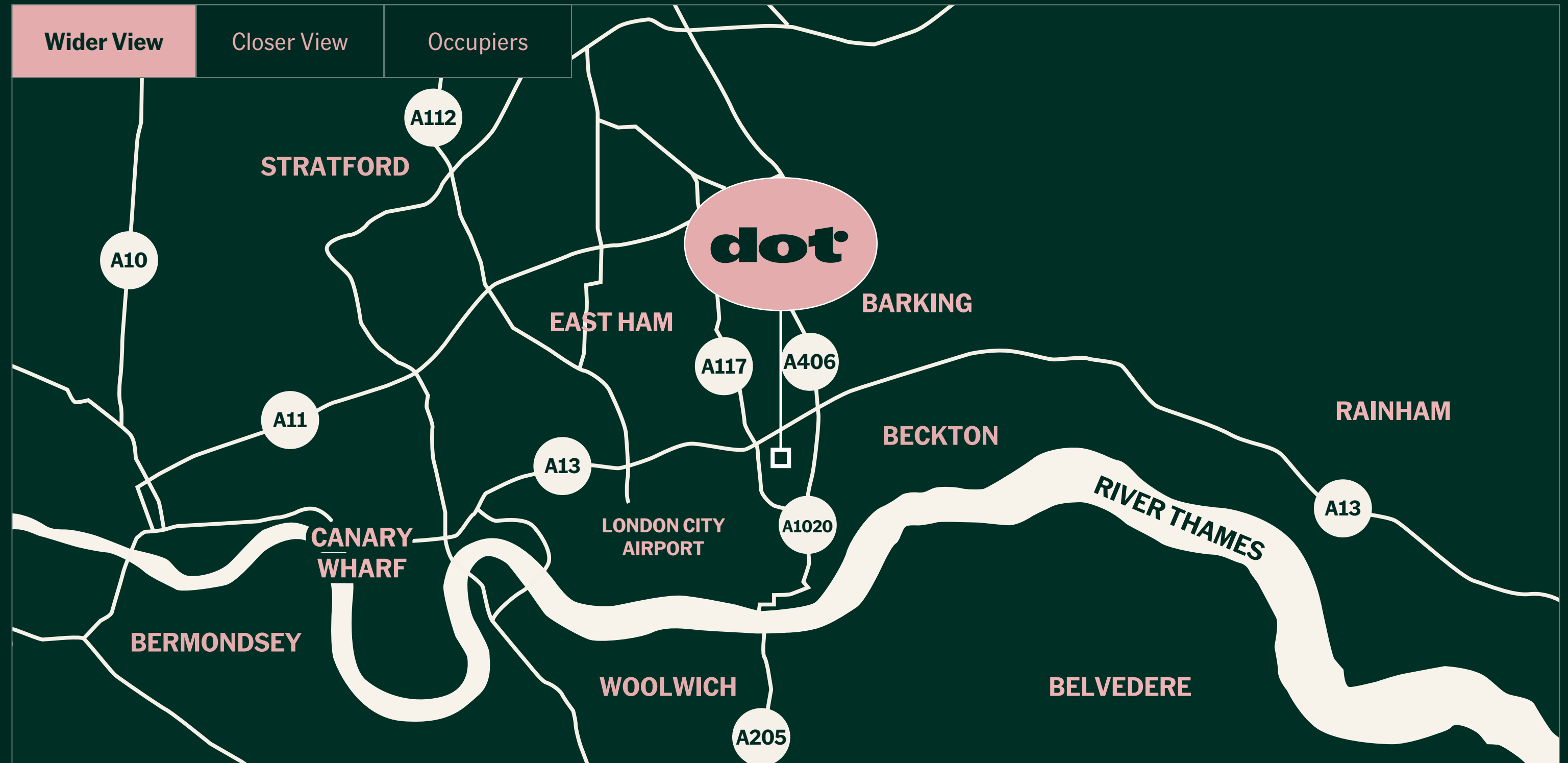


# for a reason.

**Beckton sits at the centre of one of the UK's largest retail warehousing clusters, with over 730,000 sq ft of food, leisure and retail space nearby.**

It's a location that's already proven itself, with occupiers including Howdens, Screwfix and Rexel, plus Sainsbury's, B&Q, Britvic, BSS, Booker, Royal Mail and HSS across neighbouring estates.

# Zone in on Central London.



E6 GLP ///option.frame.artist

## Beckton delivers serious connectivity.

With its Zone 3 location, Central London is on your doorstep, with unrivalled access to the A406 North Circular Road and A13 Interchange. Tilbury Docks and London Gateway Port are also nearby, providing access to the UK's shipping network.

In terms of transport, Beckton DLR station is 10-minute walk away, and London City Airport is directly south, ideal for commuting and international business.

45 Minute Drivetime  
**Beckton Population Reach 8,466,016**

30 Minute Drivetime  
**4,400,446**

60 Minute Drivetime  
**12,396,482**

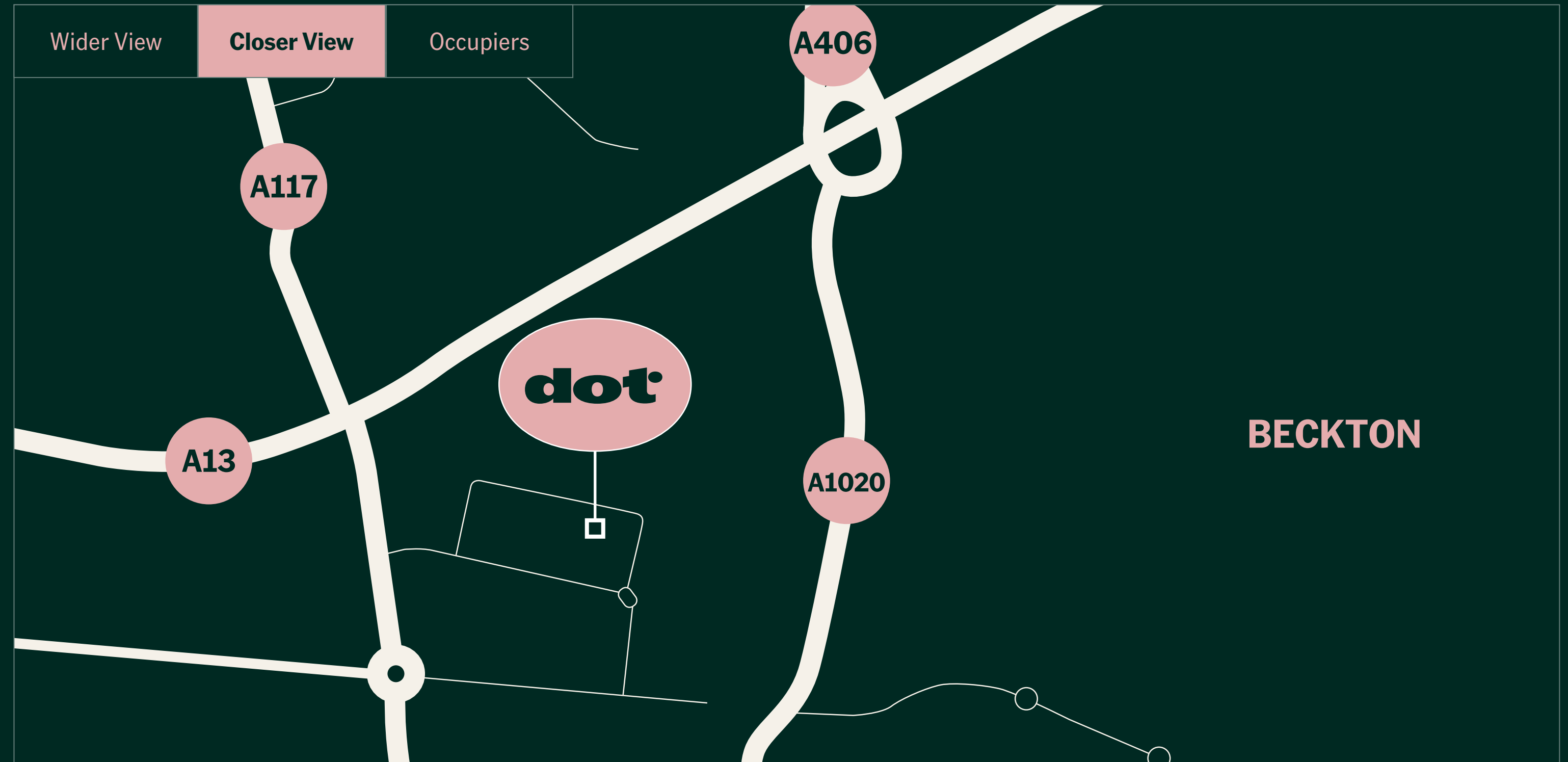
### Road

A13	0.4 Miles	3 Mins
A406	1.2 Miles	6 Mins
M11	6.7 Miles	15 Mins
M25	11.1 Miles	20 Mins

### Rail & Air

Beckton	0.7 miles
Prince Regent	2.4 Miles
Canning Town	2.7 Miles
London City Airport	3.2 Miles

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# Zone in on Central London.

Wider View
Closer View
Occupiers

E6 GLP ///option.frame.artist

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**Rail & Air**

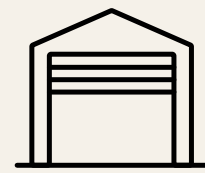
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# Less friction. More function.

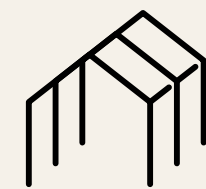
Practical, robust and designed to keep things moving.  
The spec here focuses on what really matters day to day.

## Accommodation:

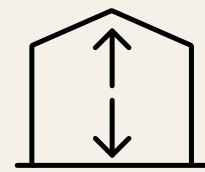
Unit	sq ft	sq m
16	4,453	413.7
20	4,458	414.2



1x Level Access Loading Door Per Unit



Steel Portal Frame Construction

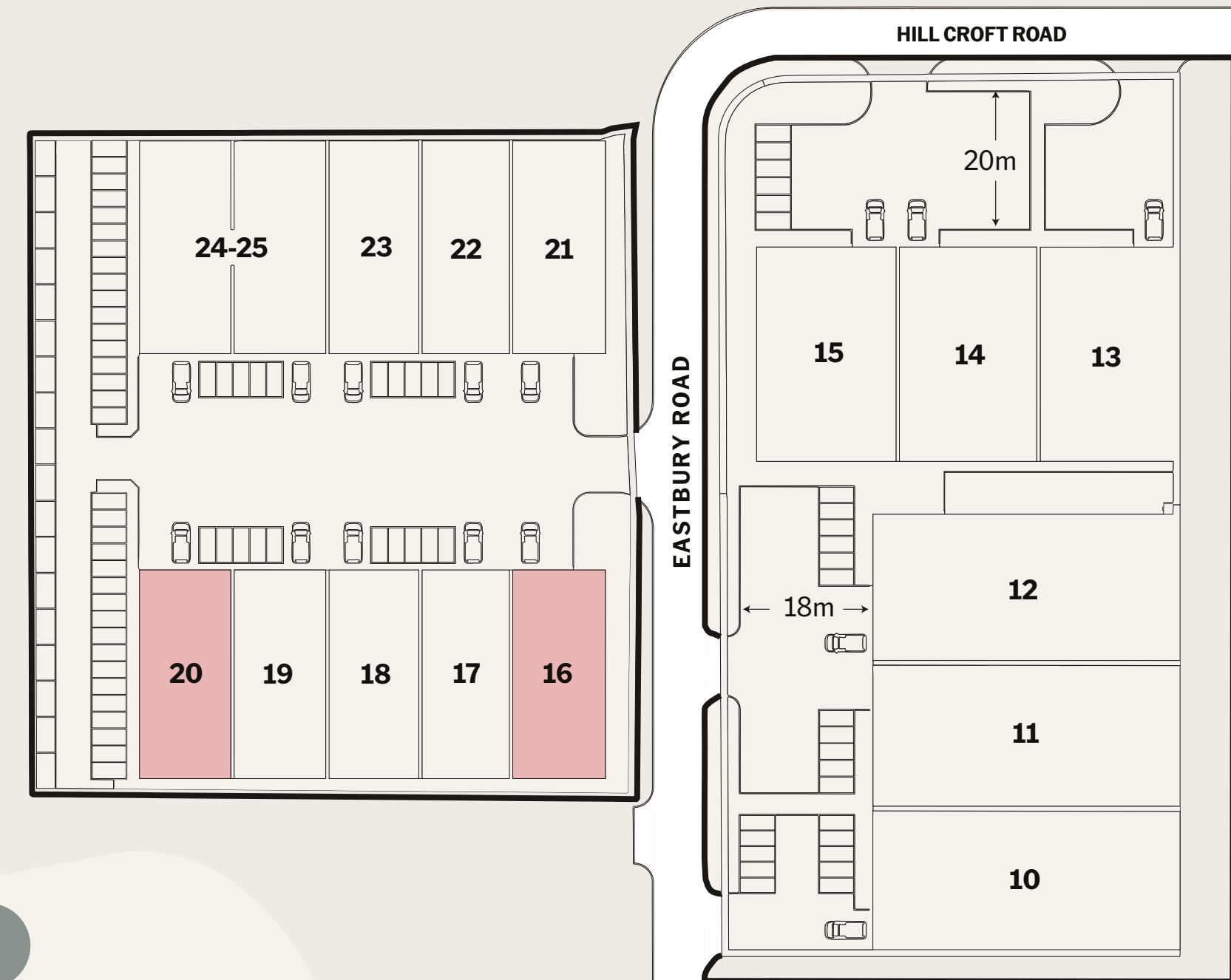


c. 6m Eaves Height

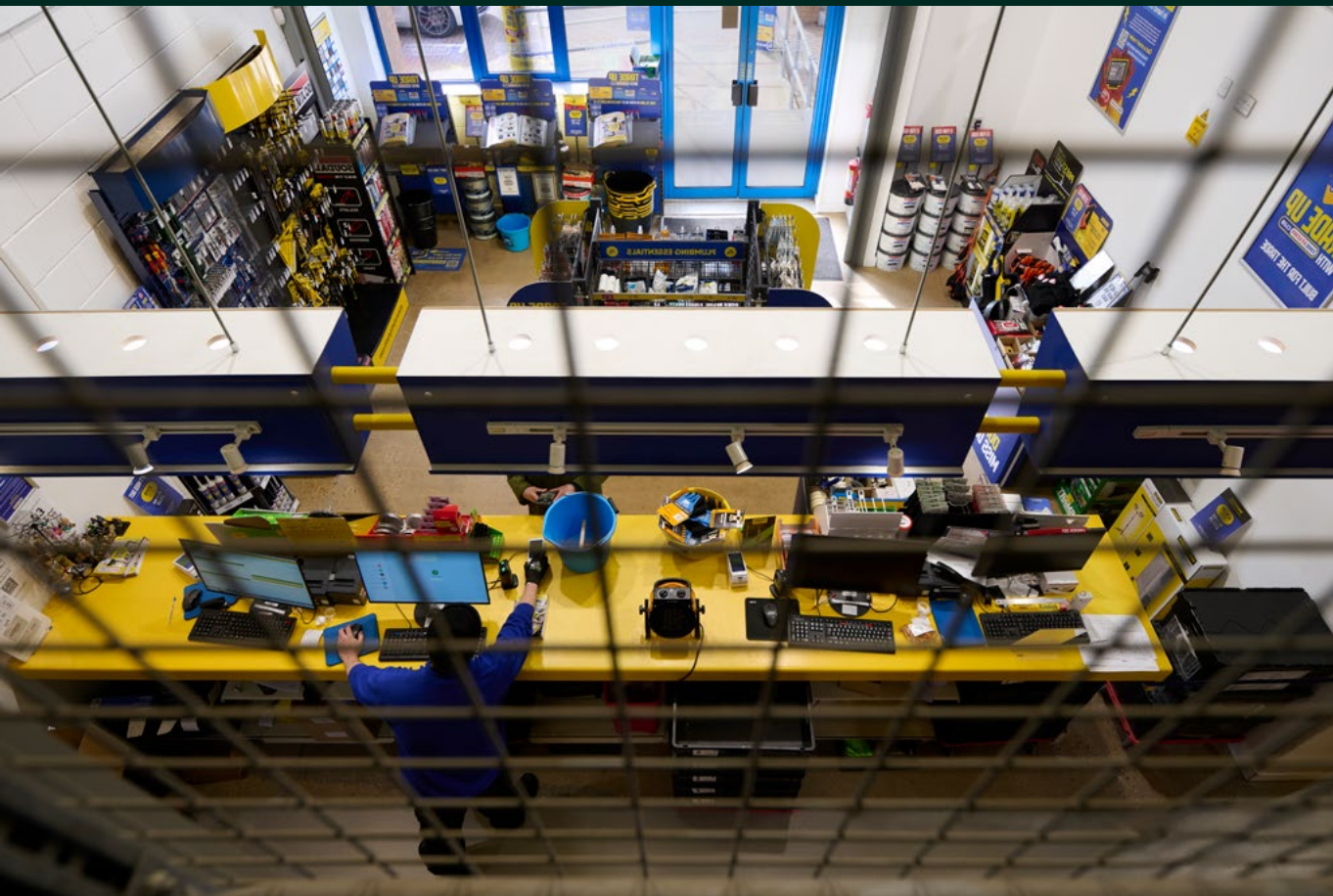


Allocated Parking for Each Unit

## Available units

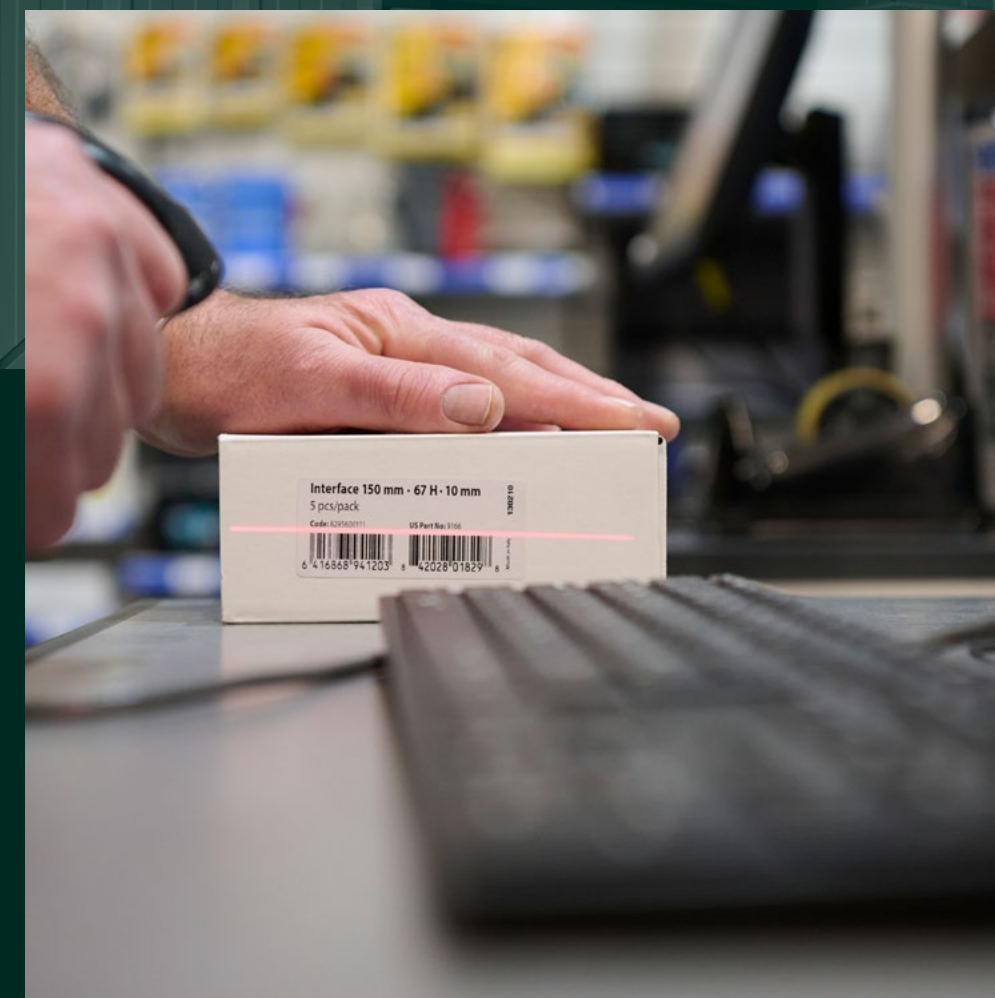


# People first. As it should be.



## No overengineering. No box-ticking.

Our units are designed to be inviting and accommodating for those who work there. This helps create a comfortable environment that's better for businesses, customers and employees alike.

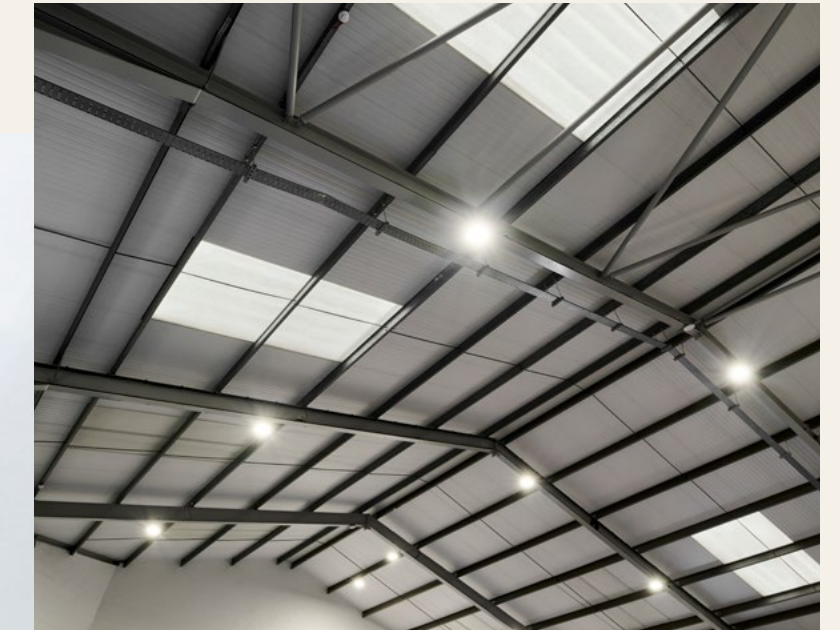


# Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit 16 Exterior - Computer Generated Image



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



# Take charge of your bills.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that's easy on the eyes, and PV panels that lower your bills by up to £5,000 per year\*, this is a warehouse that feels smart from the moment you step inside.



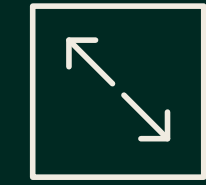
Targeting EPC A



PV panels



LED Lighting



10% Rooflight Coverage



\*Calculated according to a 25p/kWh electricity unit rate (subject to all generation being used on site). Estimated based on the installation of the 23 kWp system and an annual energy generation of c.20,000 kWh.

# 01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



# 02. Always right there with you.

Easy access to an experienced team who love getting things done.

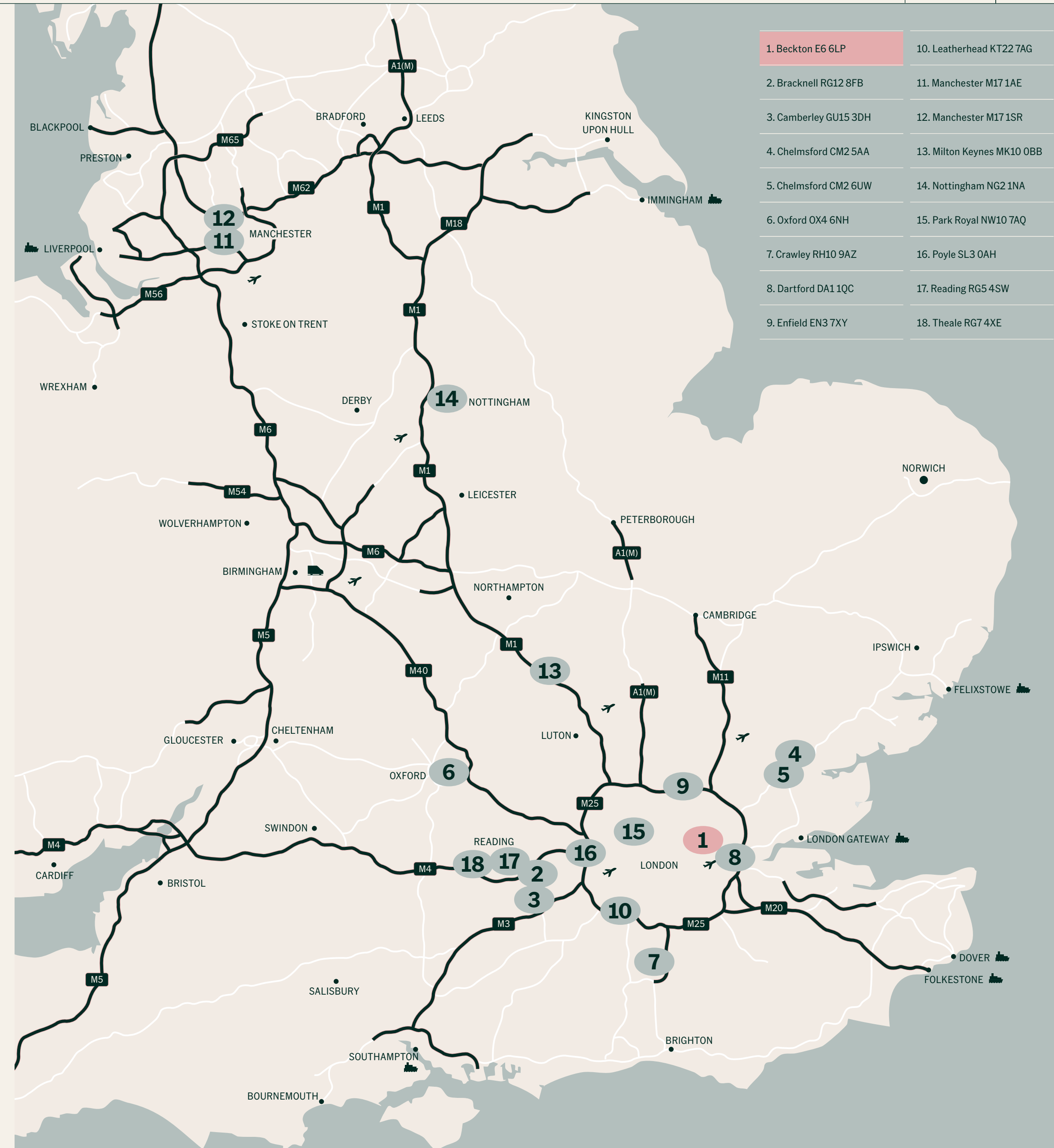


# 03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.





Industrial space.  
Made better.

Get in touch,  
we'd love to  
show you  
around.



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