

# UNITS TO LET

## 5,810 - 23,648 ft<sup>2</sup>



FULLY  
REFURBISHED



NEW  
ROOF



24/7  
SECURITY



Image of Unit 78

[www.ipif.com/beckton](http://www.ipif.com/beckton)

INDUSTRIAL / WAREHOUSE UNITS TO LET

**UNITS 78, 96, 98 & 100**

**RODING ROAD, LONDON INDUSTRIAL PARK**

RODING ROAD, BECKTON, LONDON, E6 6LS

**IPIF**

## LOCATION

London Industrial Park is located to the south side of the A13, off the Woolwich Manor Way (A117) with Roding Road being a continuation of the main Alpine Way estate road. The A13 provides a direct link to both the M25 (Junction 30), the City and the Blackwall Tunnel, together with the A406 North Circular Road providing a direct link to the M11 Motorway (junction 4). Beckton DLR station is approximately 10 minutes' walk from the property and the estate is therefore easily accessible by both private and public transport.



**E6 6LS**

/// [what3words.com/dash.cape.sport](http://what3words.com/dash.cape.sport)

London City Airport

DRIVE TIMES\*

12 min

TRAIN TIMES\*

17 min

Canary Wharf

13 min

25 min

London Bridge

30 min

39 min

\* Drive and train times approximate. Train times from Beckton DLR station. Sourced by Google Maps.





Image of Unit 78



Image of Unit 78

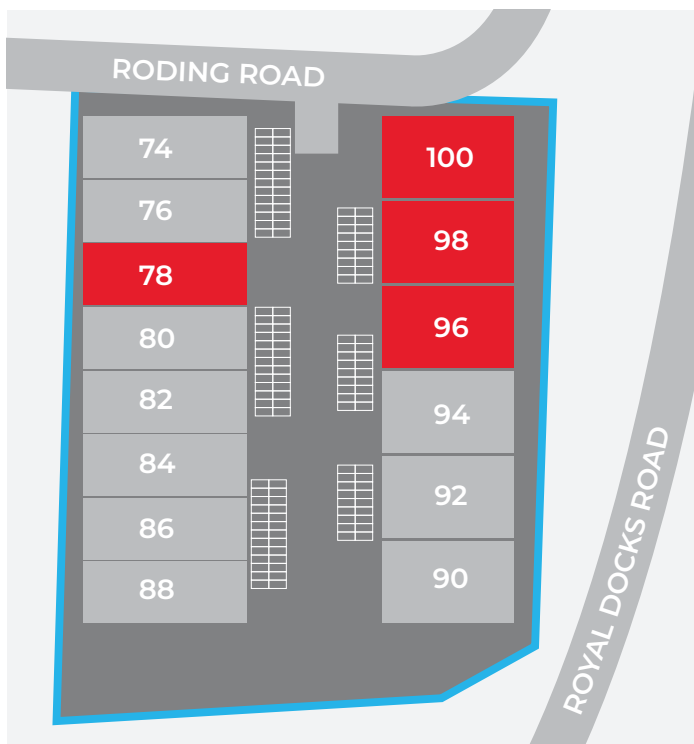


## DESCRIPTION

The properties comprise single storey industrial/warehouse units with first floor offices. The units are currently undergoing refurbishment.

## SPECIFICATION

- Units 98, 99 and 100 to be fully refurbished
- Communal estate parking
- VRF split heating / cooling system
- LED Lighting
- Steel portal frame construction with new roof
- 6m minimum internal eaves height
- Loading Bay
- First floor offices
- 24/7 Security
- Trade counter potential (subject to consents)



## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

| UNIT 96      | M <sup>2</sup> | FT <sup>2</sup> |
|--------------|----------------|-----------------|
| Warehouse    | 888            | 9,558           |
| GF Office    | 102            | 1,098           |
| FF Office    | 106            | 1,141           |
| <b>Total</b> | <b>1,096</b>   | <b>11,797</b>   |

| UNIT 98      | M <sup>2</sup> | FT <sup>2</sup> |
|--------------|----------------|-----------------|
| Warehouse    | 884            | 9,515           |
| GF Office    | 102            | 1,098           |
| FF Office    | 106            | 1,141           |
| <b>Total</b> | <b>1,092</b>   | <b>11,764</b>   |

| UNIT 100           | M <sup>2</sup> | FT <sup>2</sup> |
|--------------------|----------------|-----------------|
| Warehouse          | 894            | 9,623           |
| GF Office          | 103            | 1,109           |
| First Floor Office | 107            | 1,152           |
| <b>Total</b>       | <b>1,104</b>   | <b>11,884</b>   |

| UNIT 78      | M <sup>2</sup> | FT <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground floor | 489            | 5,257           |
| First floor  | 51             | 553             |
| <b>Total</b> | <b>540</b>     | <b>5,810</b>    |

## LEASE TERMS

The units are available on new FRI leasing terms. Full quoting terms and rents are available upon application.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## BUSINESS RATES

Available upon request.



On behalf of the Landlord



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