

**UNDERGOING  
REFURBISHMENT**

# UNITS TO LET

## 5,916 - 11,923 ft<sup>2</sup>



**TRADE COUNTER  
POTENTIAL**



**LOCATED FOR LAST  
MILE DISTRIBUTION**



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

**URBAN WAREHOUSE / TRADE COUNTER UNIT TO LET**

**UNITS 3 & 4**  
**BLACKWALL TRADING ESTATE**  
LANRICK ROAD, LONDON, E14 0JP



## LOCATION

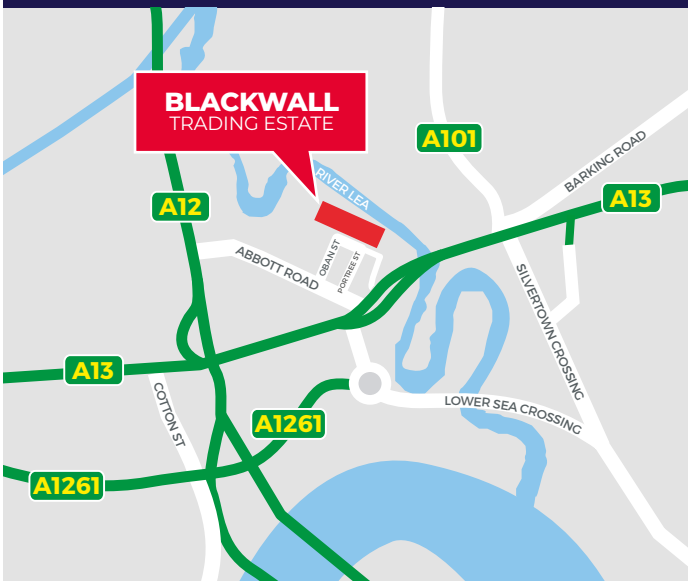
Strategically positioned less than one mile from Canary Wharf and with seamless access to Docklands, Blackwall Trading Estate delivers unparalleled connectivity to London's key business districts. The estate's ultra-urban setting provides immediate access to the A13 and A12, whilst Canning Town station sits within comfortable walking distance.

## UNRIVALLED CONNECTIVITY

This dynamic location enables businesses to operate efficiently across the capital.

With direct connections to major arterial routes including the A13, A12, Blackwall Tunnel and the new Silvertown Tunnel, the estate serves as an ideal hub for rapid distribution and last-mile delivery operations.

The proximity to Canary Wharf and The City creates exceptional opportunities for collaboration with leading firms.



## SEAMLESS MULTI-MODAL ACCESS

Blackwall Trading Estate benefits from outstanding road, rail and air connectivity, with Canning Town Underground (Jubilee Line) and DLR station just moments away.

### KEY JOURNEY TIMES:

Silvertown Tunnel 	Blackwall Tunnel 	Canary Wharf 	The City 	London City Airport 	Canning Town 
 13 min	 6 min	 10 min	 22 min	 22 min	 17 min



## DESCRIPTION

The units comprise of mid-terrace single storey warehouses of steel frame construction under a pitched roof. Integral offices are at first floor level to the front of the units. Parking and loading is provided to the front of the buildings. The units are undergoing refurbishment.

## SPECIFICATION



Trade counter potential



24/7 access



To be fully refurbished



Clear internal height 6.5m



3 phase power



1x loading door per unit



Demised car parking spaces



New roof



INDICATIVE IMAGE

## ACCOMMODATION

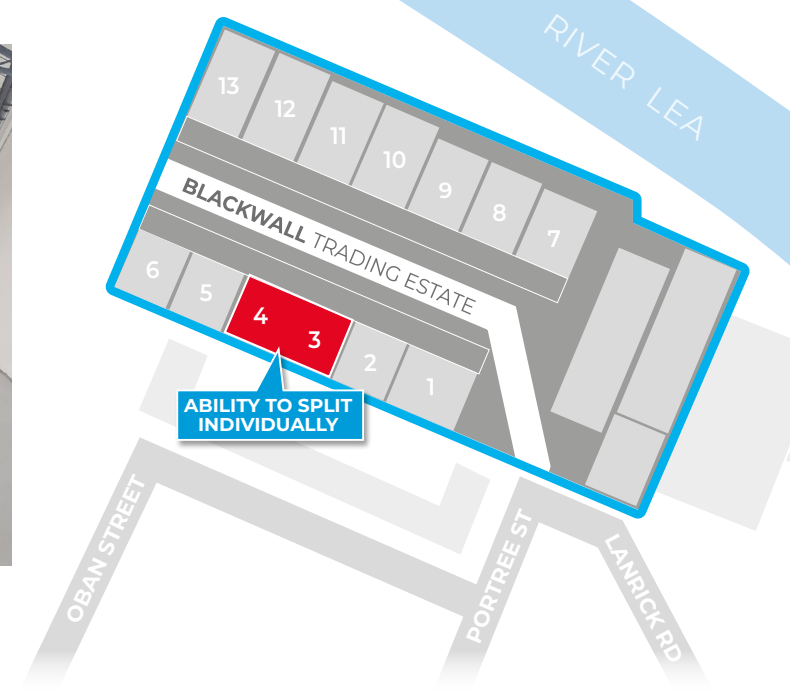
Available accommodation comprises of the following gross external areas:

<b>COMBINED TOTAL</b>	<b>11,923 FT<sup>2</sup></b>	<b>1,108 M<sup>2</sup></b>
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### ABILITY TO SPLIT INDIVIDUALLY

UNIT 4	FT <sup>2</sup>	M <sup>2</sup>
GF Warehouse	4,678	115
FF Office	1,238	434.6
<b>TOTAL</b>	<b>5,916</b>	<b>549.6</b>

UNIT 3	FT <sup>2</sup>	M <sup>2</sup>
GF Warehouse	4,682	435
FF Office	1,325	123
<b>TOTAL</b>	<b>6,007</b>	<b>558</b>



## LEASE TERMS

The units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

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

## LEGAL COSTS

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

## VAT

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

## ENERGY PERFORMANCE RATING

An EPC is available on request.

On behalf of the Landlord

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