

TO LET/FOR SALE

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

23,614 sq ft

(currently under refurbishment)

Distribution Warehouse





Distribution Warehouse To Let

strettons.co.uk

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 palisade fencing.

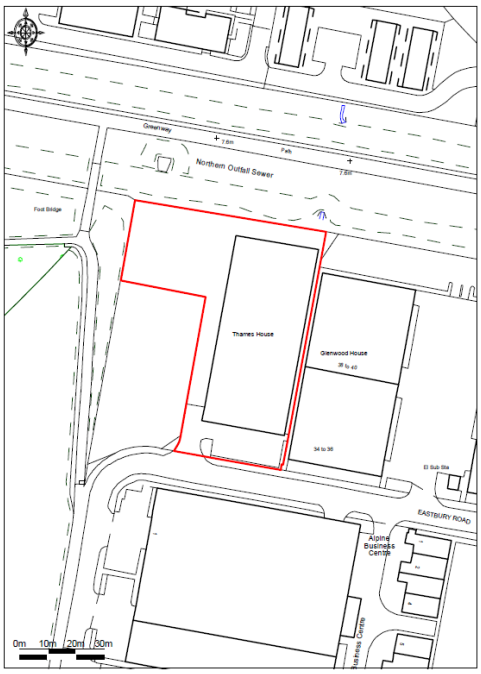
Location

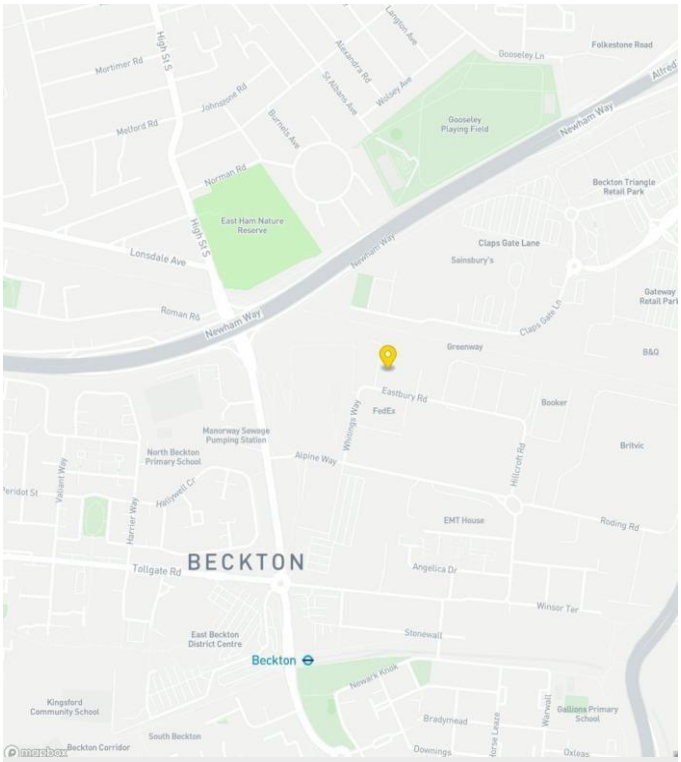
The property is situated on the established London Industrial Park on the south side of the A13, a short distance from London City Airport and Beckton DLR station. London Industrial Park is a key industrial and logistics location with excellent connectivity to Central London, the City, The A406, M11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

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





Terms	A new lease for a term by negotiation. Or for sale freehold.
Rent/Price	Upon application
EPC	An EPC will be available for inspection by interested parties.
Business Rates	Rateable Value - £365,000

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