



UNIT 8

Standard Industrial Estate | Factory Road | Silvertown | E16 2EJ

 king.grabs.test

TO LET: INDUSTRIAL WAREHOUSE

52,289 SQ FT (4,858 SQ M)

CANARY WHARF

CITY OF LONDON

unit8

LONDON CITY AIRPORT

The O₂ arena

+TATE
LYLE

excel
LONDON

CANNING TOWN

CUSTOM HOUSE

PONTOON DOCK

LONDON CITY AIRPORT

ROYAL ALBERT

RIVER THAMES



LOCATION

The property is situated on the south side of Factory Road, a short distance from the junction with North Woolwich Road, which subsequently leads to Canning Town and Canary Wharf. This prime East London logistics location benefits from easy access to the major arterial routes of the A13 and A406 North Circular Road, connecting to the M11, the M25 and the wider southeast region. Central London is just 5 miles to the west and the nearby Silvertown Tunnel and the Woolwich Ferry provides quick access to south London.

City Airport, King George V and Pontoon Dock DLR stations are within walking distance of the unit. Canning Town DLR & Jubilee Line Station is 2.5 miles west. Elizabeth Line services are available at Custom House station. City Airport and London Excel Exhibition Centre are within a few minutes drive.



CONNECTIVITY



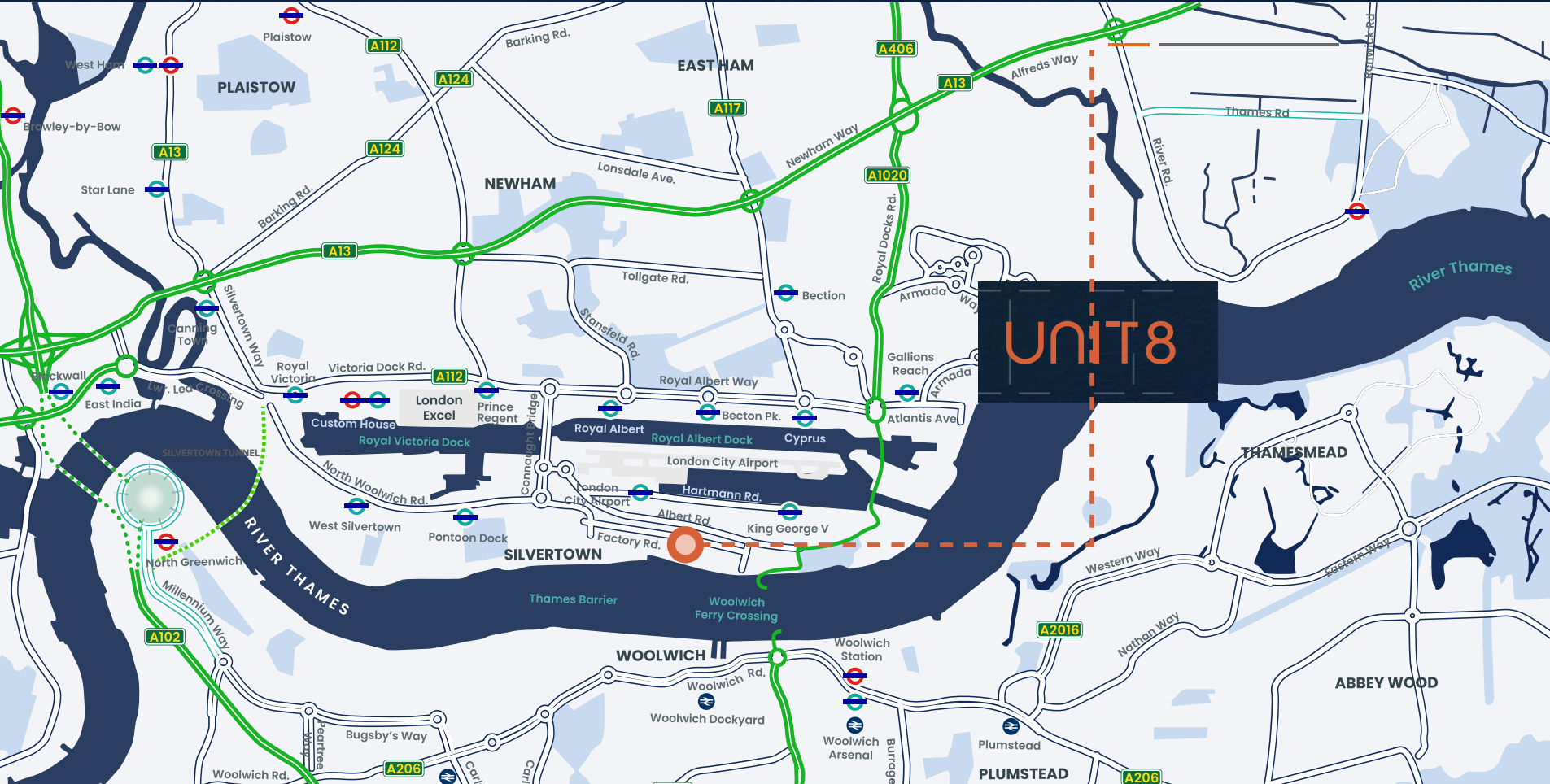
ROAD

	Miles	Minutes
A13	2.4	9
A406	2.5	10
Canary Wharf	4.3	15
City of London	7.2	24
M25 (J30)	12	25



AIR CONNECTIONS

	Miles	Minutes
London City Airport	1.3	5
Gatwick Airport	47.7	45
London Heathrow Airport	37	55



DESCRIPTION

The property comprises a detached steel frame single storey warehouse unit, with ancillary offices on ground and first floor at the front of the building. The internal eaves height is 4.9m and the unit has LED lighting throughout.

The property benefits from a substantial yard with 56-meter depth. The yard is securely fenced and gated fenced. Two level access loading doors serve the unit and separate personnel access. The total site extends to approx. 2.21 acres. We are advised the electrical power supply is 0.5MVA. Gas is available to the unit.

SPECIFICATION



4.9M Eaves Height



56m Yard Depth



LED Lighting



Secure Yard



X2 Level Access Doors



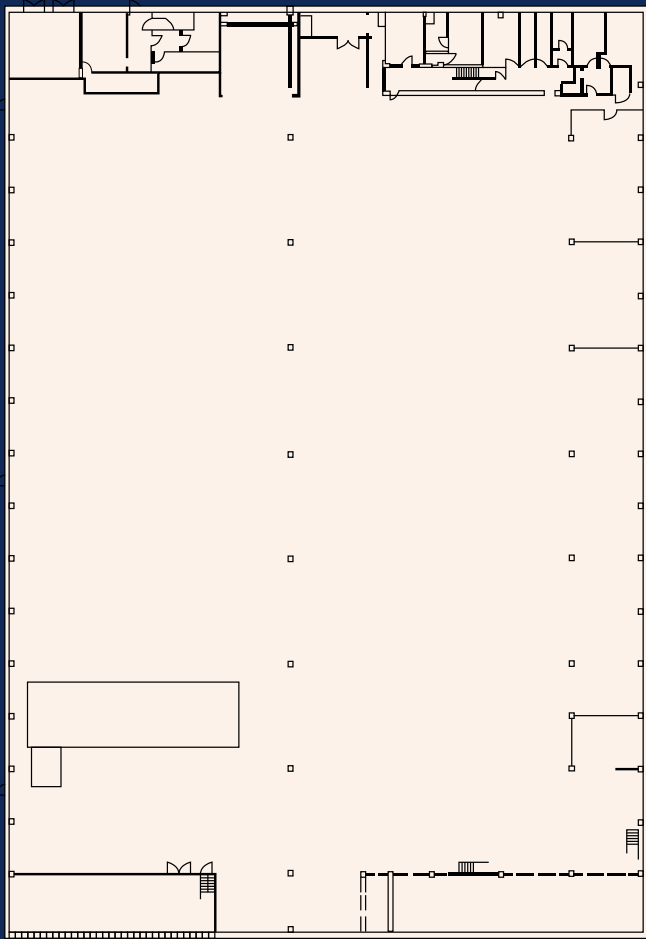
0.5MVA Power Supply



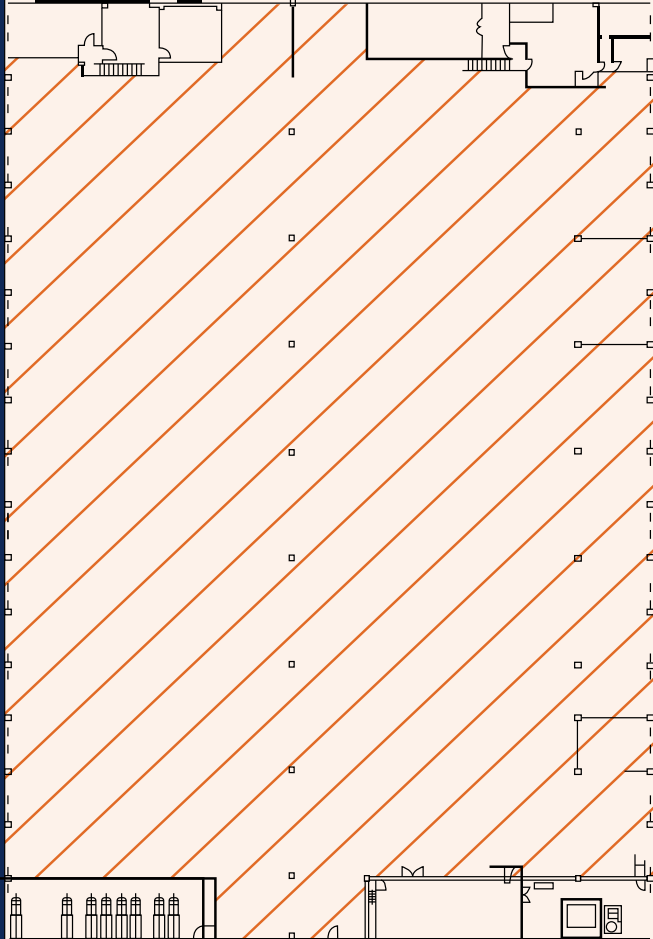
Generous HGV Parking



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

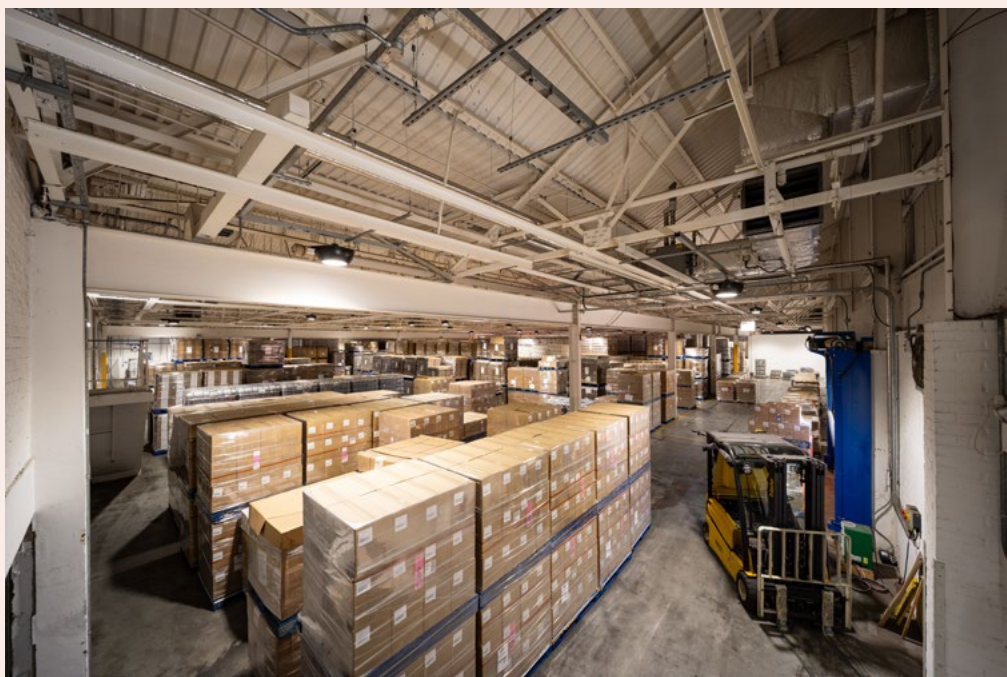
FLOOR PLANS NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY



ACCOMMODATION

Approx. GIA	SQ FT	SQ M
Ground Warehouse	44,853	4,167
First Floor Office (Front)	4,143	385
First Floor Stores/Plant	3,293	306
TOTAL	52,289	4,858

SUBJECT TO VERIFICATION



FURTHER INFORMATION

TERMS

The property is available on a new lease from the landlord.

RENT

The property is offered at a rent of £15.50 per sq ft exclusive.

EPC

A new EPC is being commissioned and will be available to interested parties.

VAT

VAT is applicable at the prevailing rate.

VIEWING

For further information or to arrange an inspection, please contact the sole agent:

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