

# CRESCENT COURT BUSINESS CENTRE

## CANNING TOWN E16 4TG



Units from 1,445 to 8,036 SF at Crescent Court  
Business Centre, Canning Town, E16 4TG

**INDUSTRIAL**

**TO LET**

**1,445 TO 8,036 SQ FT**

**(134.24 TO 746.57 SQ M)**

- Fully refurbished unit
- 7m clear height
- Level loading door
- Ancillary offices
- Designated parking
- 3 phase power

# CRESCENT COURT BUSINESS CENTRE, CANNING TOWN, E16 4TG

## OVERVIEW

Available Size	1,445 to 8,036 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	£0.98 per sq ft
EPC Rating	Upon enquiry

## DESCRIPTION

Crescent Court Business Centre offers various industrial/trade units with a kitchenette and WCs. The unit has warehouse lighting with PV panels on the roof for additional occupational cost savings.

Crescent Court Business Centre is located on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Speedy Hire and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within walking distance.

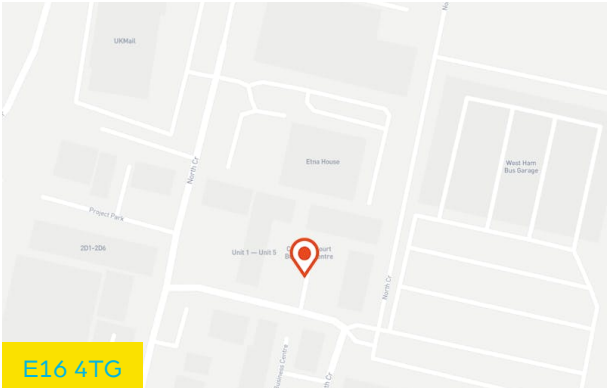
## LOCATION

Located on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Speedy Hire and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within walking distance.

## ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 3	2,871	266.72	Available
Unit - 4c	5,216	484.58	Available
Unit - 6	1,445	134.24	Available
Unit - 8	1,452	134.90	Available
Unit - 13&14	2,868	266.45	Available
Unit - 3 and 4c combined	8,036	746.57	Available
Total	21,888	2,033.46	



## VIEWING & FURTHER INFORMATION

### LUCA NARDINI

07795 501 905  
luca.nardini@montagu-evans.co.uk

### WILL FENNEL

07818 538 230  
will.fennell@montagu-evans.co.uk

### CAMERON AITCHISON

07721 599 643  
cameron.aitchison@montagu-evans.co.uk

### LUKE AUDIS

07920 740 898  
Luke.audis@montagu-evans.co.uk

### SAM SANDELL (GLENNY)

020 3141 3500

### VICTORIA FORSTER (DELETED) (GLENNY)

07553416427

