



STRETTONS

NEWLY REFURBISHED

Unit 1A, St. Marks Industrial Estate, London, E16 2BS



INDUSTRIAL / WAREHOUSE TO LET

Very close to City Airport

5,376 sq ft

£147,840 per annum

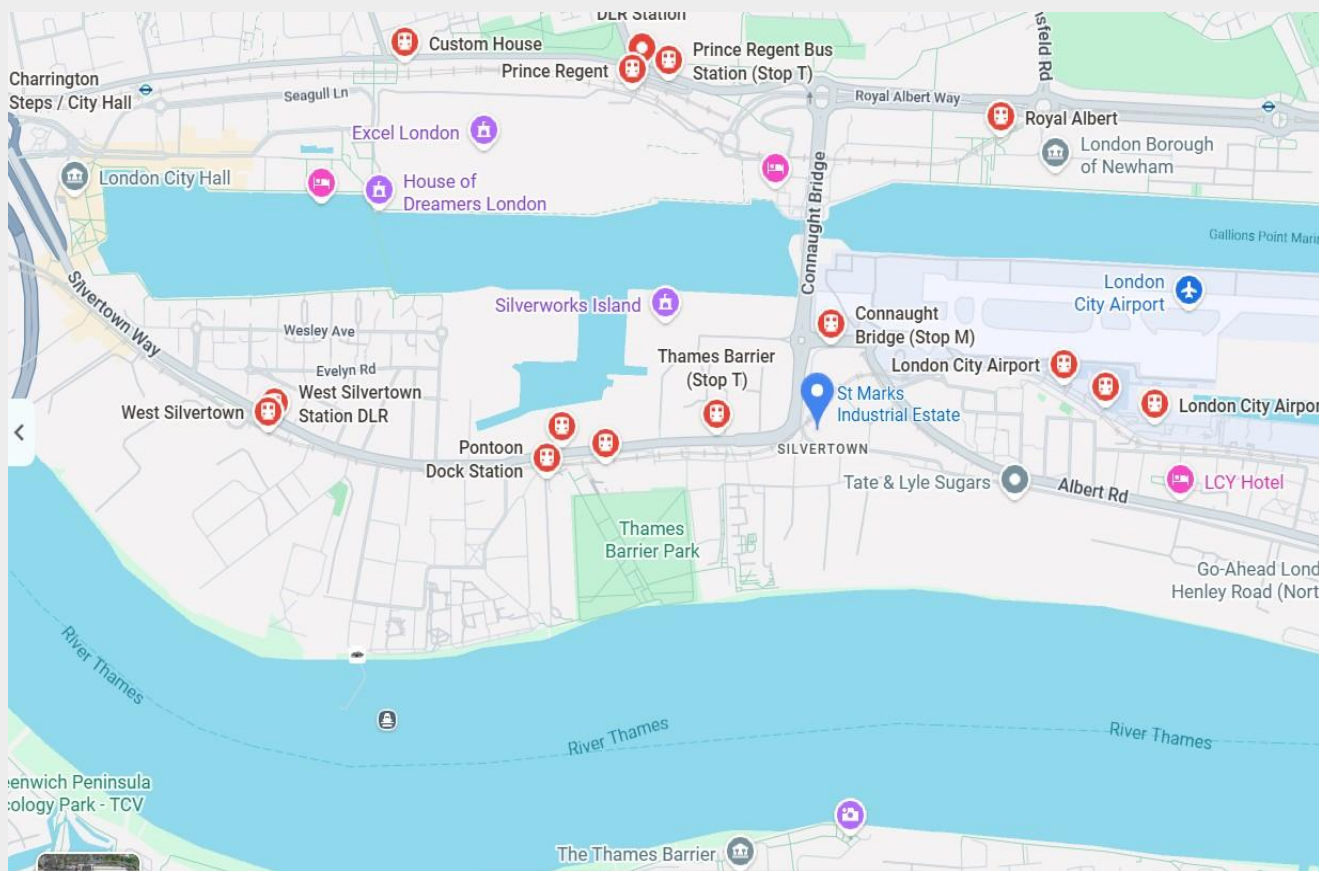
(£27.50 per sq ft)

Newly Refurbished Warehouse with Offices in Silvertown



- New roof covering
- New loading door
- Fully refurbished air-conditioned offices
- Three-phase power
- Excellent loading and access
- Good on-site parking
- EV charger





Location

St. Marks Industrial Estate fronts North Woolwich Road (A1020) in Silvertown, within London's Royal Docks. The A13 junction at Prince Regent Lane is approximately 1.3 miles by road, while Beckton Roundabout, connecting to the A406 North Circular, is approximately 3.2 miles by road via the A1020.

Pontoon Dock DLR station is approximately 0.3 miles on foot, providing connections to the Jubilee line at Canning Town. Custom House station, served by the Elizabeth line and DLR, is approximately 1.1 miles on foot. All distances are approximate.



Description

Unit 1A provides newly refurbished warehouse accommodation with ancillary offices, prominently positioned at the front of St. Marks Industrial Estate with frontage to North Woolwich Road.

The property forms part of a purpose-built industrial estate with a fenced and gated perimeter and main access from North Woolwich Road.

Accommodation

Warehouse & Offices GIA: **5,376 sq ft**

Rent

£147,840 per annum (£27.50 per sq ft)

Tenure

New lease

VAT

Upon enquiry

Business Rates

The property has a rateable value of £76,000. Interested parties are advised to make their own enquiries with the London Borough of Newham to confirm the business rates payable, including any reliefs that may apply.

Service Charge

There is a service charge contribution towards the maintenance of the estate.

EPC

Unit 1a St Marks Industrial Estate North Woolwich Road Silvertown LONDON E16 2BS		Energy rating B
Valid until 12 October 2036	Certificate number 0718-0204-3306-5024-6904	

Viewing & Further Information

Please contact us to arrange a viewing

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