

VALOR PARK

EAST CIRCULAR PHASE 2



PRIME URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE A13 AND NORTH CIRCULAR (A406)
27,408 SQ FT (2,546 SQ M) – 85,109 SQ FT (7,907 SQ M)
AVAILABLE TO LET

0.6 MILES TO NORTH CIRCULAR (A406)

10 MILES TO CENTRAL LONDON

NOTABLE LOCAL
OCCUPIERS INCLUDE



halfords

SHURGARD
SELF-STORAGE



babcock

TK MAXX

GALLIONS
REACH SHOPPING
PARK

TESCO
EXTRA

BEST WAY
WHOLESALE

PHASE TWO

POWERLEAGUE

BECKTON
TRIANGLE
RETAIL PARK

B&Q
BECKTON

SHURGARD
SELF-STORAGE

DHL

DPD

TRAVELODGE

ROYAL DOCKS ROAD

A13

NEWHAM WAY

NORTH CIRCULAR ROAD

A406

ALFRED'S WAY

VALOR
EAST CIRCULAR
PHASE 1

URBAN LOGISTICS MADE EASY

The estate consists of four newly constructed Grade A warehouses, built to a high specification using steel portal frame construction. Each warehouse is detached, featuring secure, extensive yards and separate staff car parking.

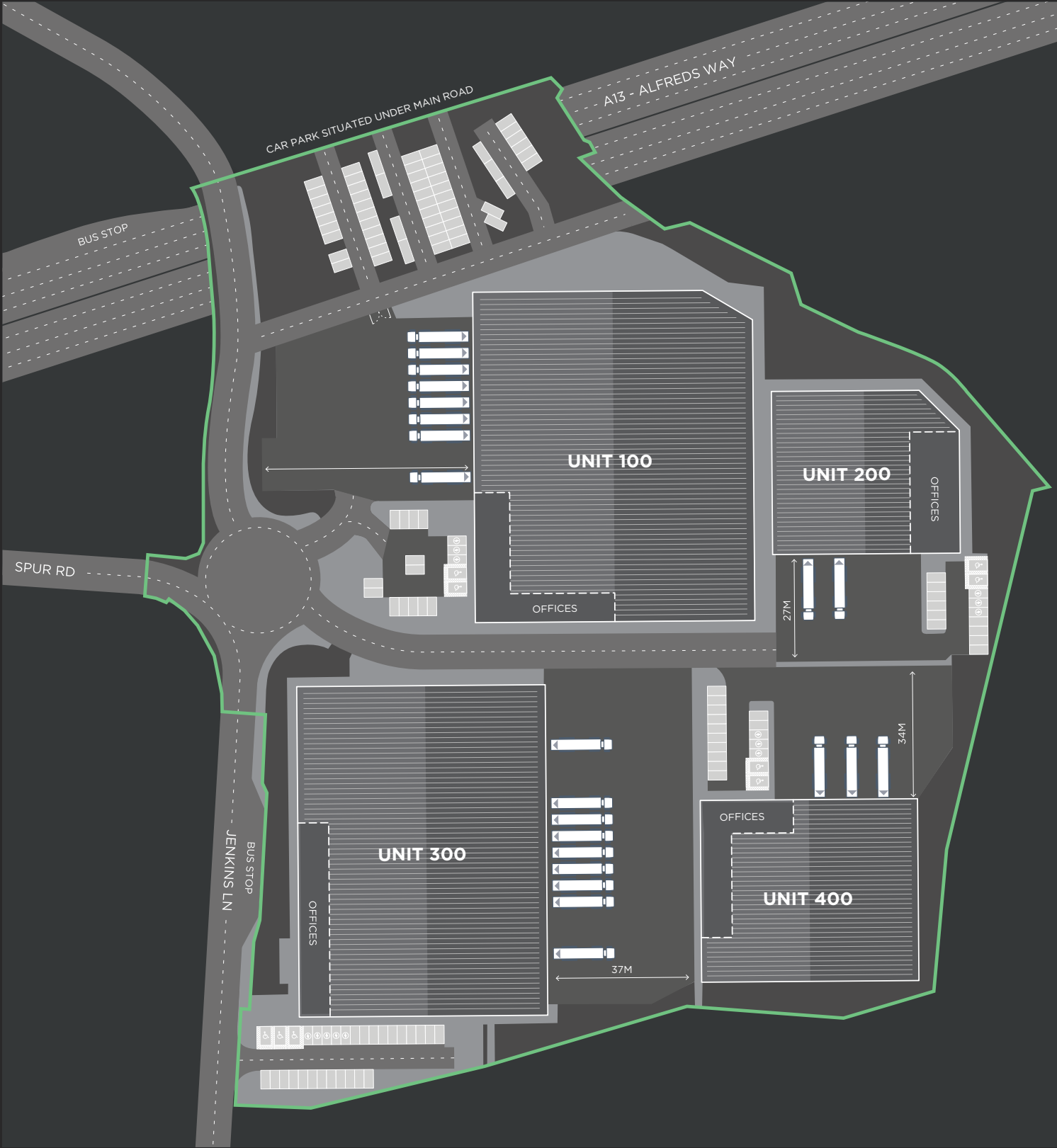
ACCOMMODATION (GEA)

UNIT	WAREHOUSE SQ FT	OFFICE CORE SQ FT	FF OFFICE SQ FT	SF OFFICE SQ FT	PLANT DECK	TOTAL SQ FT	TOTAL SQ M
100	68,017	1,588	6,084	6,084	3,336	85,109	7,907
200	21,513	1,229	4,666	-	-	27,408	2,546
300	61,620	1,168	4,803	4,803	4,807	77,201	7,172
400	28,842	1,178	4,990	-	-	35,010	3,253

UNIT	EAVES HEIGHT (M)	YARD DEPTH (M)	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING
100	15	55.5	7	1	75
200	10	27	0	2	15
300	15	37	7	2	30
400	12.5	34	0	3	17



Unit 100



UP TO 55.5M
YARD DEPTH



1.6 MVA POWER
ON SITE



CAT A OFFICE
ACCOMMODATION



24/7 UNRESTRICTED
USE



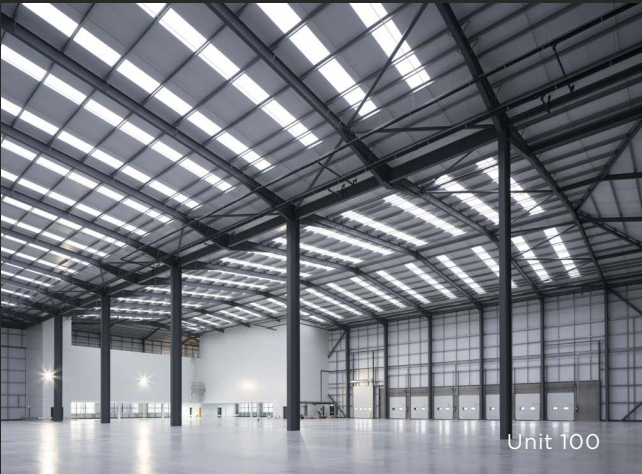
SECURE
YARDS



USE CLASSES
B2 AND B8



3.5
ACRES



URBAN SPACES GREENER FUTURES

The units are designed to be highly energy-efficient, an EPC A+ rating and BREEAM Excellent certification. ESG features include EV charging stations and LED lighting.

BREEAM
EXCELLENT

ELECTRIC CAR
CHARGING
POINTS

C.116 COVERED
CYCLING PARKING
SPACES

PIR OFFICE
LIGHTING
CONTROLS

AIR SOURCE
HEAT PUMP IN
OFFICES

PV
CELLS

EPC
A+

100% CARBON
REDUCTION FOR
REGULATED ENERGY

WATER SAVING
TECHNOLOGIES

EXCAVATION
WASTE 95%
REUSED/RECYCLED

DEMOLITION
WASTE 99%
REUSED/RECYCLED

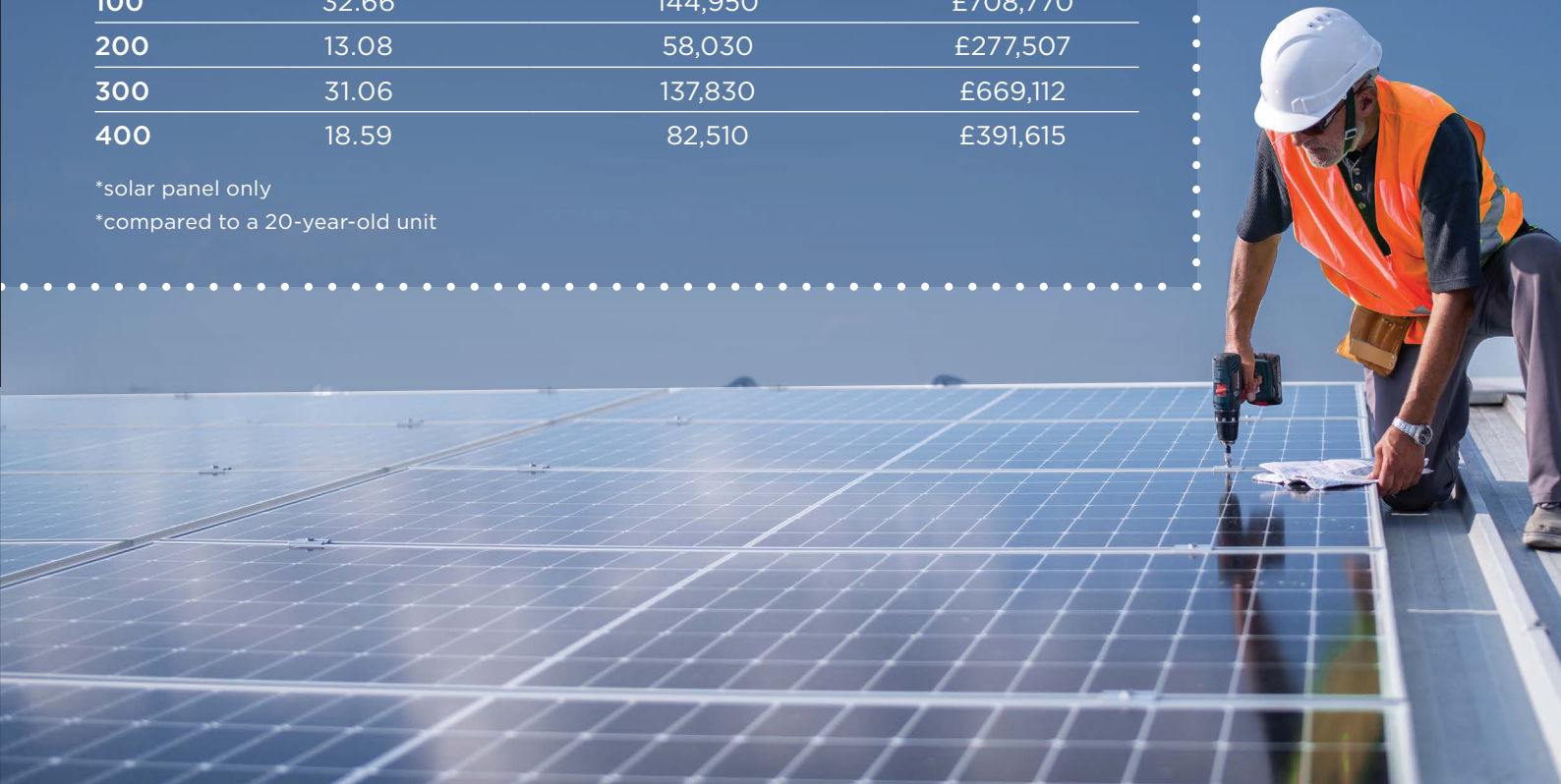
CONSTRUCTION
WASTE 95%
REUSED/RECYCLED

GREEN ROOFS ON
BIKE SHELTERS

CARBON REDUCTION & COST SAVINGS

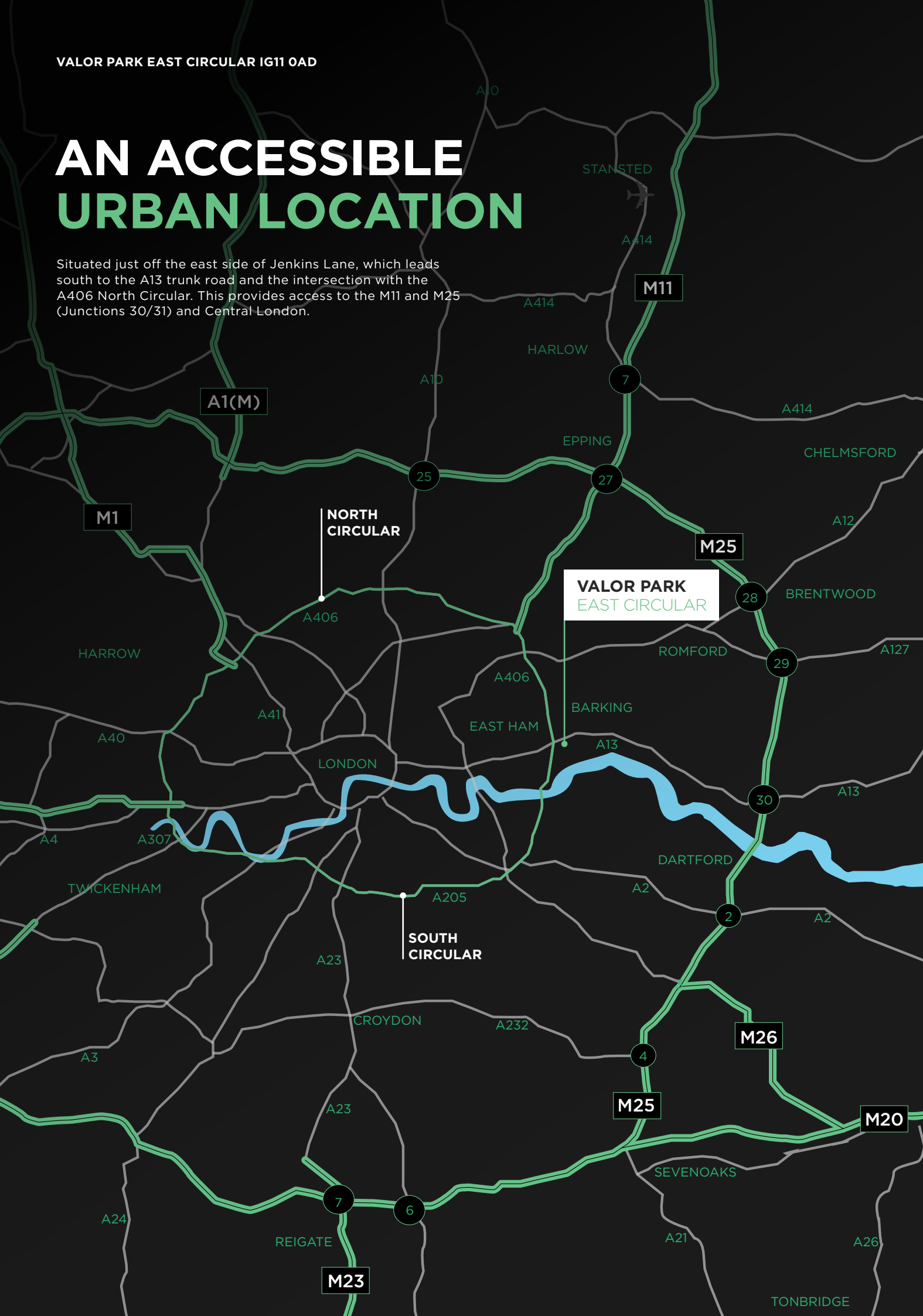
UNIT	*CARBON REDUCTION IN TONNES PER ANNUM	*ENERGY GENERATION /PER ANNUM KWH	**COST SAVING PER ANNUM
100	32.66	144,950	£708,770
200	13.08	58,030	£277,507
300	31.06	137,830	£669,112
400	18.59	82,510	£391,615

*solar panel only
*compared to a 20-year-old unit



AN ACCESSIBLE URBAN LOCATION

Situated just off the east side of Jenkins Lane, which leads south to the A13 trunk road and the intersection with the A406 North Circular. This provides access to the M11 and M25 (Junctions 30/31) and Central London.



LOCATED IN THE LONDON BOROUGH
OF NEWHAM, ONE OF THE
FASTEST GROWING
LONDON POPULATIONS



**46.7
MILLION**

EXCEPTIONAL BRAND
VISIBILITY WITH C.46.7
MILLION VEHICLES
PASSING ANNUALLY*

9%

OF THE LOCAL
POPULATION EMPLOYED
IN MANUFACTURING,
TRANSPORT AND
STORAGE SECTORS

*Source: roadtraffic.dft.gov.uk 2024.

3,669,409

POPULATION
WITHIN 10
MILES



**0.1 MILES
TO A13**

0.6 MILES TO A406



87.7%

NVQ1 QUALIFIED

AN ACCESSIBLE URBAN POPULATION

The site offers a prime position within one of the UK's most strategically connected logistics hubs. With excellent access to major transport routes, including nearby motorways, rail freight terminals, and ports, ensuring seamless distribution across London, the Southeast, and the rest of the UK. The location provides the perfect blend of accessibility and operational efficiency, making it an ideal base for businesses looking to optimise their supply chain and grow their reach.

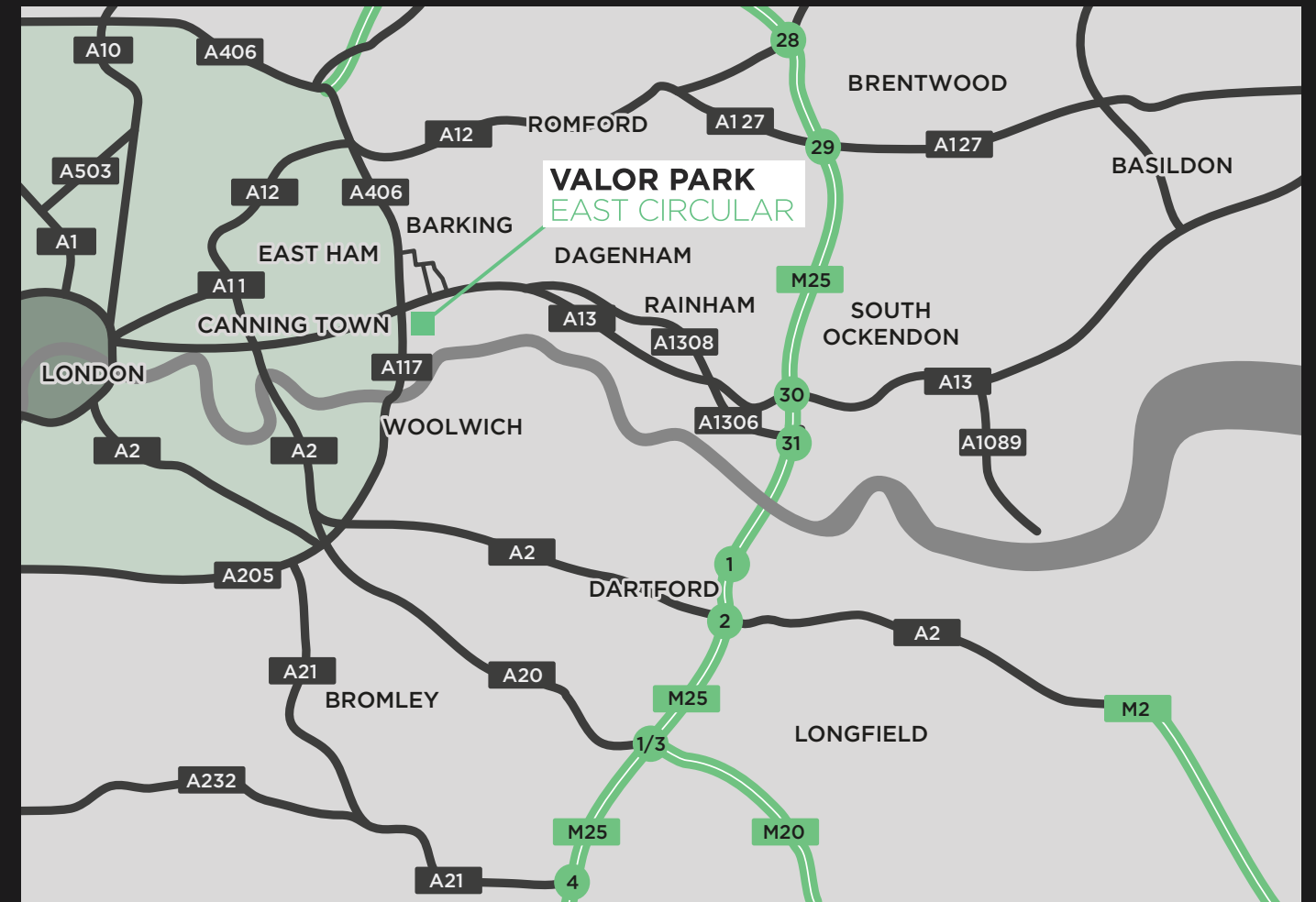
TRANSPORT CONNECTIONS

ROAD	MILES	MINS
A13	0.1	1
A1020	0.3	2
A406 North Circular	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30
GATWICK	37.7	1 hr 5

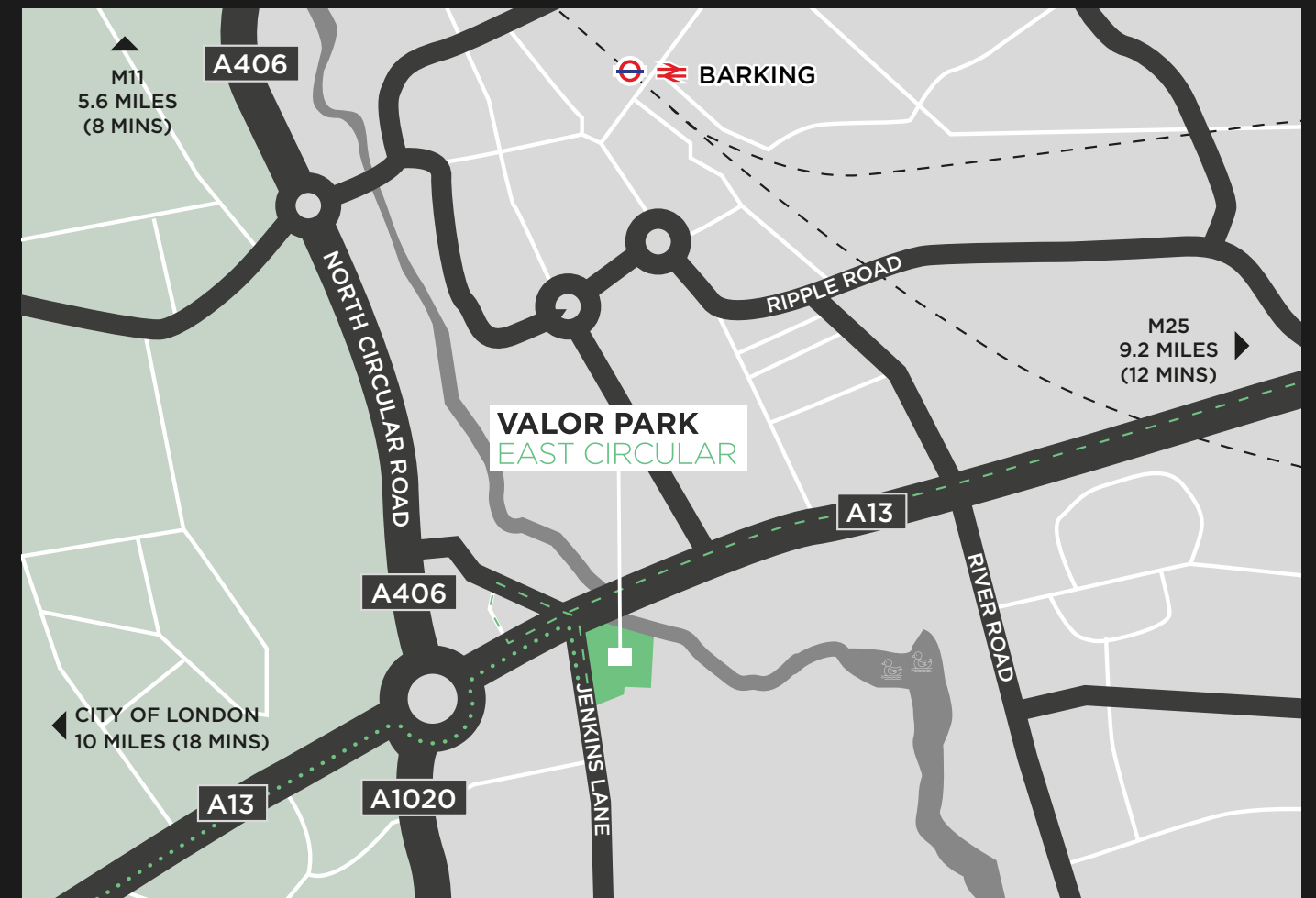
PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
FELIXSTOWE	83.8	1 hr 25

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
EBBSFLEET INTERNATIONAL	19.5	28



///SINCE.SERVED.SHARES

IG11 OAD



EPC

EPC A+.

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The units are available by way of new FR&I leases on terms to be agreed.

For further information or to arrange an inspection please contact the joint agents:



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