

# CIRCULAR POINT



**TO LET | Three Units with Option to Combine**  
18,894-71,447 Sq Ft



# 3 Modern Urban Logistics Units, with Secure Self-Contained Yard & Office Space

Units A1-A3 comprise modern single storey logistics units of steel portal frame construction, with integral first floor office accommodation.

A secure gated and fenced loading yard is to the front, providing ample servicing and parking.



SHURGARD  
SELF-STORAGE

HOWDENS

Magnet



Highams  
Park Station

TESCO

KESSLERS  
LONDON

A406  
0.8 Miles

B160

B160

A1

A2

A3

CIRCULAR POINT

HIGHAMS PARK • CHINGFORD • LONDON E4 9JD

The units are located within the Circular Point warehouse scheme, fronting Hickman Avenue, a short distance from Highams Park rail station. The area is a busy commercial area with a Tesco superstore situated close by, together with numerous other retail facilities. National operators in the locality include Screwfix, Argos, Howdens, Magnet and Shurgard Self-Storage.

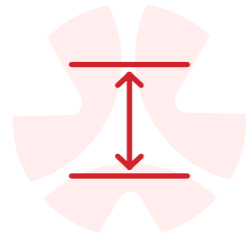


# Modern Logistics Units with Flexible Configuration

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Self-Contained 30m Depth Loading Yards



Minimum Clear Eaves Height of 8m



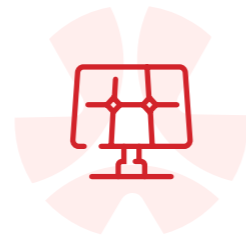
7 Fully Electric New Level Loading Doors



35KN/M2 Floor Loading



Generous Parking



PV Panels to the Roof



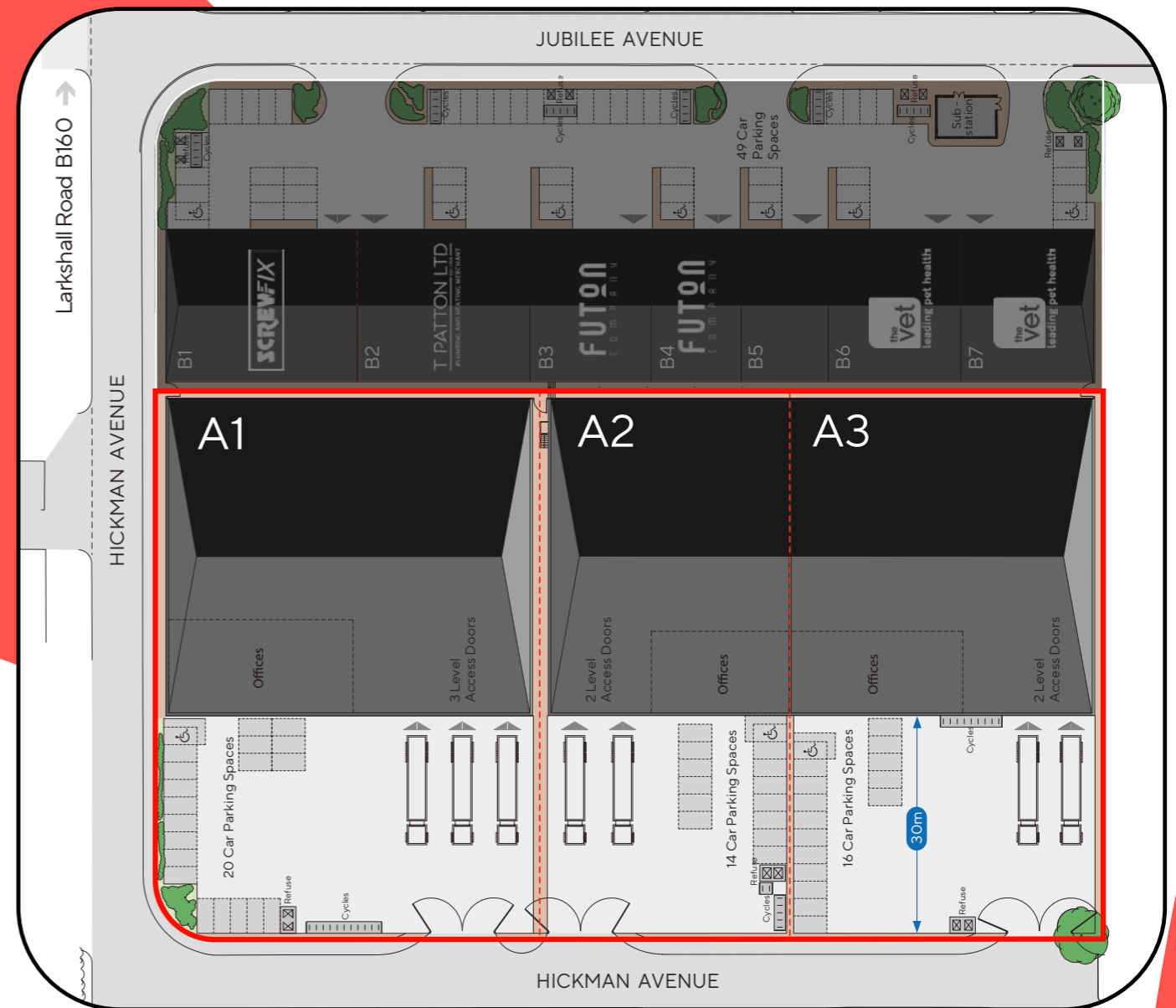
6 Min Walk to Highams Park Station



Extensively Refurbished



EV Charging Points



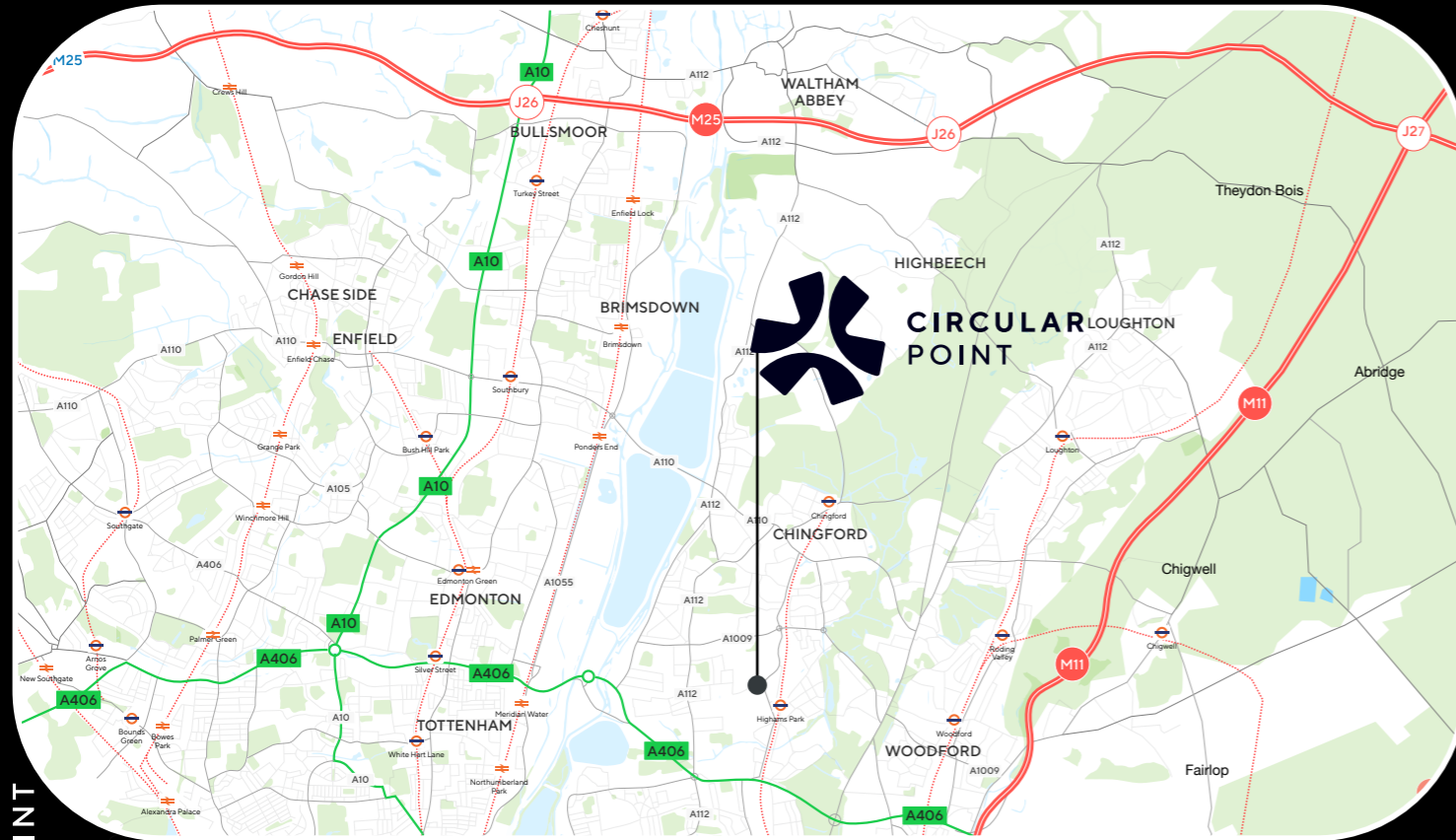
UNIT A1	Area Sq M (GEA)	Area Sq Ft (GEA)	Loading Doors	Car Parking Spaces
First Floor Office	349.1	3,758	-	-
Ground Floor Office	37.7	406	-	-
Warehouse	2,281.3	24,556	-	-
Unit A1 Total	2,668.1	28,720	3	20

UNIT A2	Area Sq M (GEA)	Area Sq Ft (GEA)	Loading Doors	Car Parking Spaces
First Floor Office	226.1	2,434	-	-
Ground Floor Office	77.8	837	-	-
Warehouse	1,451.4	15,623	-	-
Unit A2 Total	1,755.3	18,894	2	14

UNIT A3	Area Sq M (GEA)	Area Sq Ft (GEA)	Loading Doors	Car Parking Spaces
First Floor Office	286.2	3,081	-	-
Ground Floor Office	168.6	1,815	-	-
Warehouse	1,759.3	18,937	-	-
Unit A3 Total	2,214.1	23,833	2	16

CHINGFORD · LONDON E4 9JD





# LOCATION & CONNECTIVITY

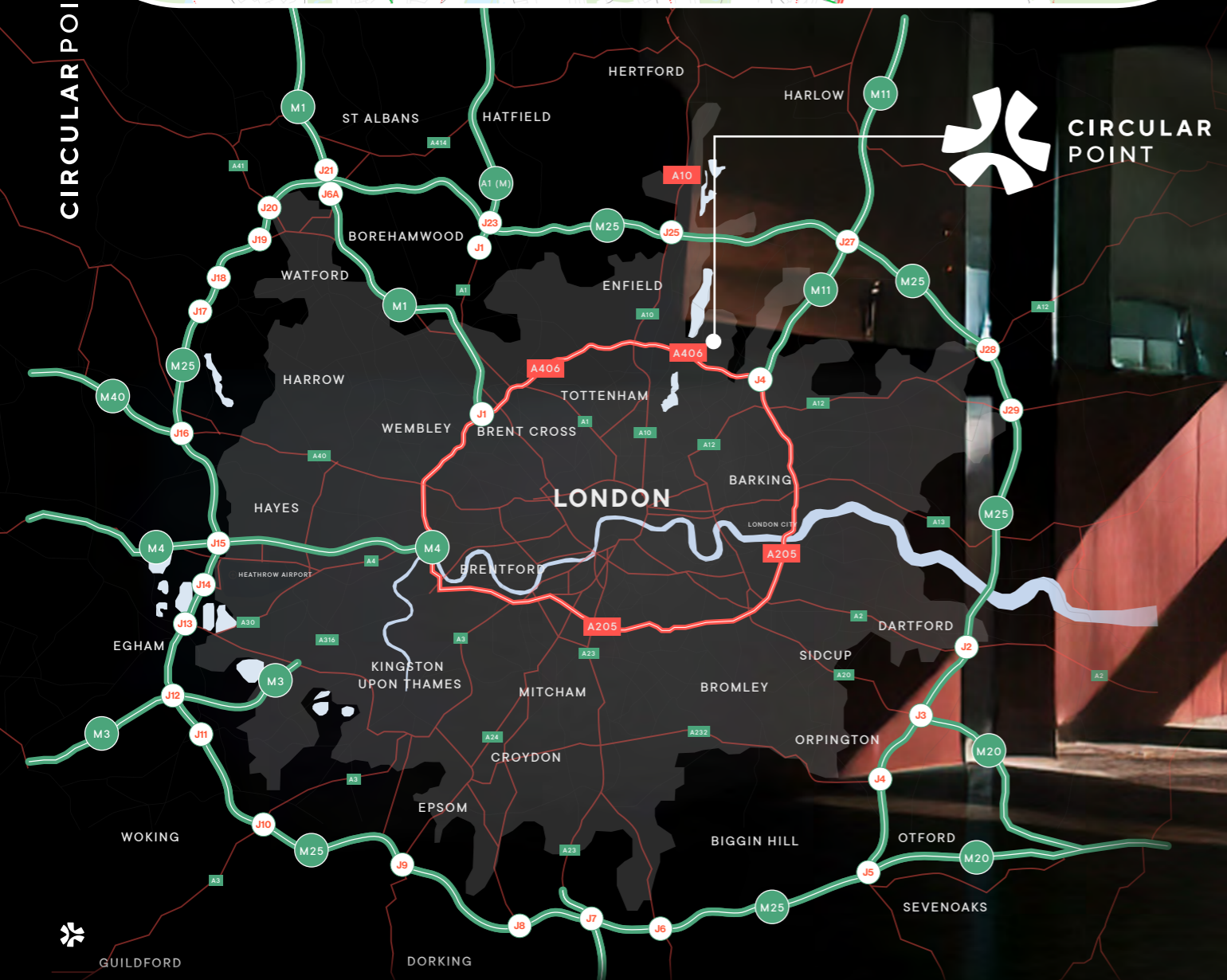
Highams Park is an established commercial centre situated within north-east London, located on the B160. Circular Point is within a short walk of Highams Park rail station, which provides regular Overground services into London Liverpool Street, (journey time: 22 mins). The A406 is to the south and provides access on to the M11 motorway to the east and the A10 and M1 to the west.

## TRAVEL DISTANCES

## DISTANCE

Highams Park Rail Station	0.1 Miles
A406 (North Circular Road)	0.8 Miles
A406/M11 (Junction 4)	2.0 Miles
M25 (Junction 25)	7.0 Miles
City of London	10 Miles

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# CIRCULAR POINT



## TERMS

The units are available by way of new long-term lease. Full terms and rent available upon application.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority to ascertain the rates payable for the current financial year.

## EPC

New EPC available upon request.



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