



# TO LET

**11 Factory Road, Silvertown, E16 2EL**

**6,349 sq ft Warehouse on 2.34 Acre Secure Site**

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Open Storage / Industrial / Warehouse



# Land on the South side of 11 Factory Road, Silvertown, E16 2EL

## Description

The property comprises a secure and self-contained open storage yard that extends to approx. 2.34 acres. Most recently used as a metal recycling facility; the site would suit a range of other storage or processing uses. There is a modern steel portal frame warehouse building at the south-east corner of the site which benefits from min. eaves height of 6.2m and 2 x level access roller shutter doors. Externally, the yard benefits from a concrete surface, perimeter fencing, secure access gates, floodlights, utilities connections and weighbridge. Previous occupiers provided office and welfare accommodation with temporary buildings which a new occupier could reinstate.

## Location

The property is located on the south side of Factory Road between the junctions of Store Road and Henley Road in Silvertown. The property is just 2.3 miles from the junction of the A406 / A13 to the north-east, whilst City Airport is just a 10-minute walk away. King George V DLR station is within an approx. 6-to-8-minute walk.

## Accommodation

Name	sq ft	sq m
Ground floor Warehouse	6,349	589.86



## Terms

The property is available by way of a new sub-lease for a term up until 22<sup>nd</sup> February 2032

<b>Rent</b>	£525,000 per annum
<b>EPC</b>	To be confirmed
<b>Business Rates</b>	£250,000
<b>VAT</b>	Applicable

## Contacts

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