



## Unit C Prologis Park

Twelvetrees Crescent, Bromley-by-Bow, London, E3 3JG

### **ZONE 2 15,769 SQ FT DETACHED UNIT WITH 42M SECURE YARD**

**15,769 sq ft**  
(1,464.99 sq m)

- Fully refurbished
- 8m clear internal height
- 42m yard depth
- Secure yard
- Minimum 30 parking spaces

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## Summary

|                |              |
|----------------|--------------|
| Available Size | 15,769 sq ft |
| Business Rates | N/A          |
| EPC Rating     | B (50)       |

## Description

Comprises a self-contained detached warehouse of steel portal frame construction with external profile steel cladding under a single pitch profile steel roof incorporating roof lights.

The unit benefits from a full height shutter door, 8m eaves height with 2 storey offices, male and female WCs and kitchen area and lighting throughout.

## Location

Unit C is located on Twelvetimes Crescent in Bromley-by-Bow and comprises a secure estate with on-site security and entrance / exit barriers at both east and west entrances to the estate.

The A12 and A13 roads are a short distance from the property providing excellent links to and from the City and Central London to the west and out to the North Circular to the east. There are also 3 London underground stations within a mile radius including Bromley-by-Bow, Star Lane and West Ham.

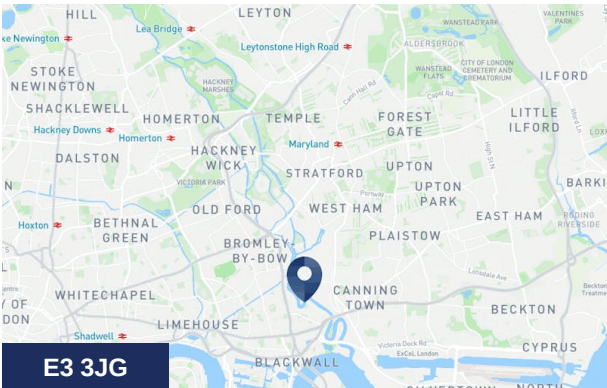
## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft         | sq m            | Availability |
|--------------------|---------------|-----------------|--------------|
| Ground - Warehouse | 12,432        | 1,154.97        | Available    |
| 1st - Office       | 3,337         | 310.02          | Available    |
| <b>Total</b>       | <b>15,769</b> | <b>1,464.99</b> |              |

## Terms

Available via a new FRI lease on terms to be agreed.



## Viewing & Further Information

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