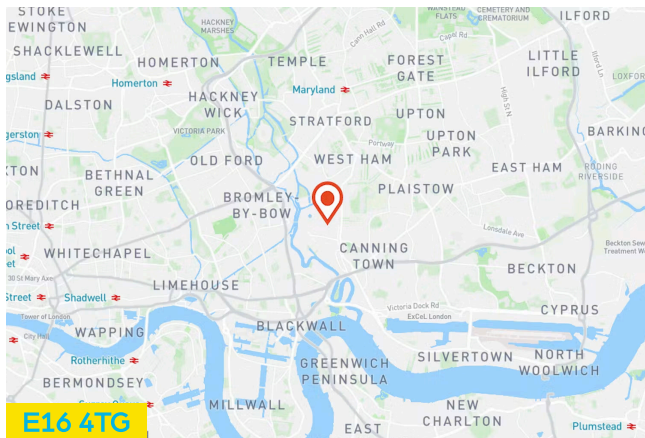


TO LET, INDUSTRIAL, 2,605 SQ FT

**CRESCENT COURT BUSINESS CENTRE, CANNING TOWN, E16
4TG**



Newly refurbished 2,605sq ft warehouse/trade unit available to let at Crescent Court, Canning Town.



- Fully refurbished unit
- Clear height of 7m
- 3 phase electricity
- 2 parking spaces
- Flexible leases available
- Mezzanine included

CRESCENT COURT BUSINESS CENTRE, CANNING TOWN, E16 4TG

OVERVIEW

Available Size	2,605 sq ft
Rent	Rent on application
Rateable Value	£67,000
Rates Payable	£37,185 per annum
Service charge	£3,718.41 per annum
Estate charge	n/a
EPC	-

DESCRIPTION

Crescent Court Business Centre offers various warehouse/trade units available for a range of industrial uses. The site is gated and secured, offering a generous shared yard that has been recently re-tarmacked. The units are fitted with a kitchenette, WC's and a level loading door. The units also benefit from LED lighting with PV panels on the roof for additional occupational cost savings. The estate recently received a comprehensive refurbishment, offering modern and highly flexible accommodation to suit a range of occupier profiles. There are 2x car parking spaces for each unit and additional shared spaces in the centre of the yard. Crescent Court Business Centre is located on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Speedy Hire and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within walking distance.

LOCATION

Located on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Speedy Hire and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within walking distance.



VIEWING & FURTHER INFORMATION

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