

galaxy

CRESCENT COURT BUSINESS CENTRE ■ CANNING TOWN ■ LONDON ■ E16 4TG

CANMOOR



New Industrial / Warehouse Development 2,688 - 12,937 sq ft **TO LET**

NOW AVAILABLE

- Prominent North Crescent Location
- 7m clear height
- Fully fitted offices
- Floor Loading 37.5 KN/m²
- 138 - 690 kVA 3 phase Power
- Secure Site
- Estate CCTV
- BREEAM Excellent
- Star Lane DLR 3 min Walk

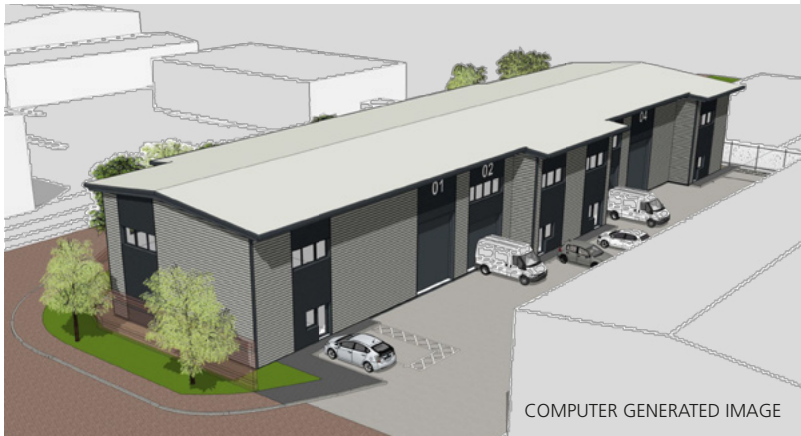
CANNING TOWN



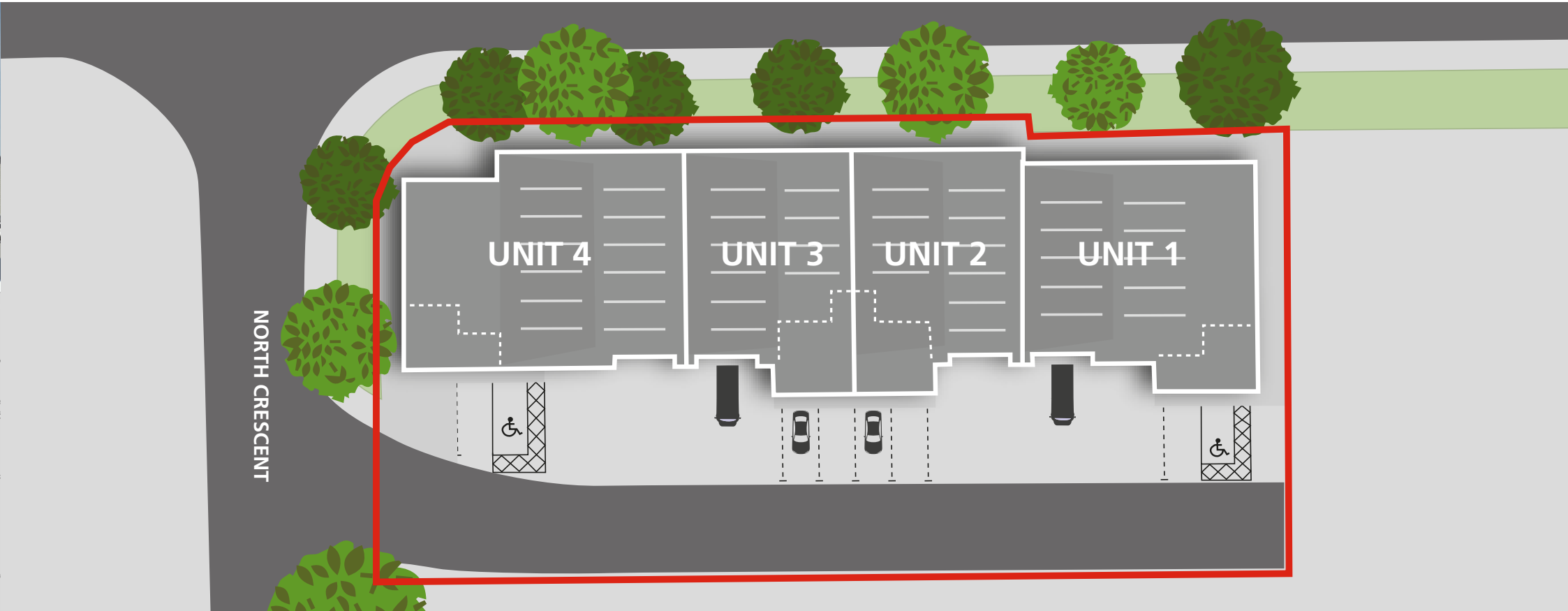
INDICATIVE IMAGE















COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE



UNITS 1-4 make up a brand new light industrial/warehouse development offering the following amenities:

-  Steel portal frame
-  138 - 690 kVA
3 phase Power
-  Car parking
-  Estate CCTV
-  37.5 KN Floor Loading
-  Gas
-  Clear height of 7 metres
-  Fully fitted offices
-  Service yard area
-  BREEAM EXCELLENT
-  Secure Gated Site
-  WC's

CANNING TOWN

ACCOMMODATION (GEA)

UNIT 1	sq ft	UNIT 2	sq ft	UNIT 3	sq ft	UNIT 4	sq ft
Warehouse	2,505	Warehouse	1,932	Warehouse	1,927	Warehouse	2,893
Office	1,160	Office	762	Office	762	Office	997
Total	3,665	Total	2,694	Total	2,688	Total	3,890

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 5 minutes walking distance.



Canning Town	10 mins
Canary Wharf	14 mins
Stratford	20 mins

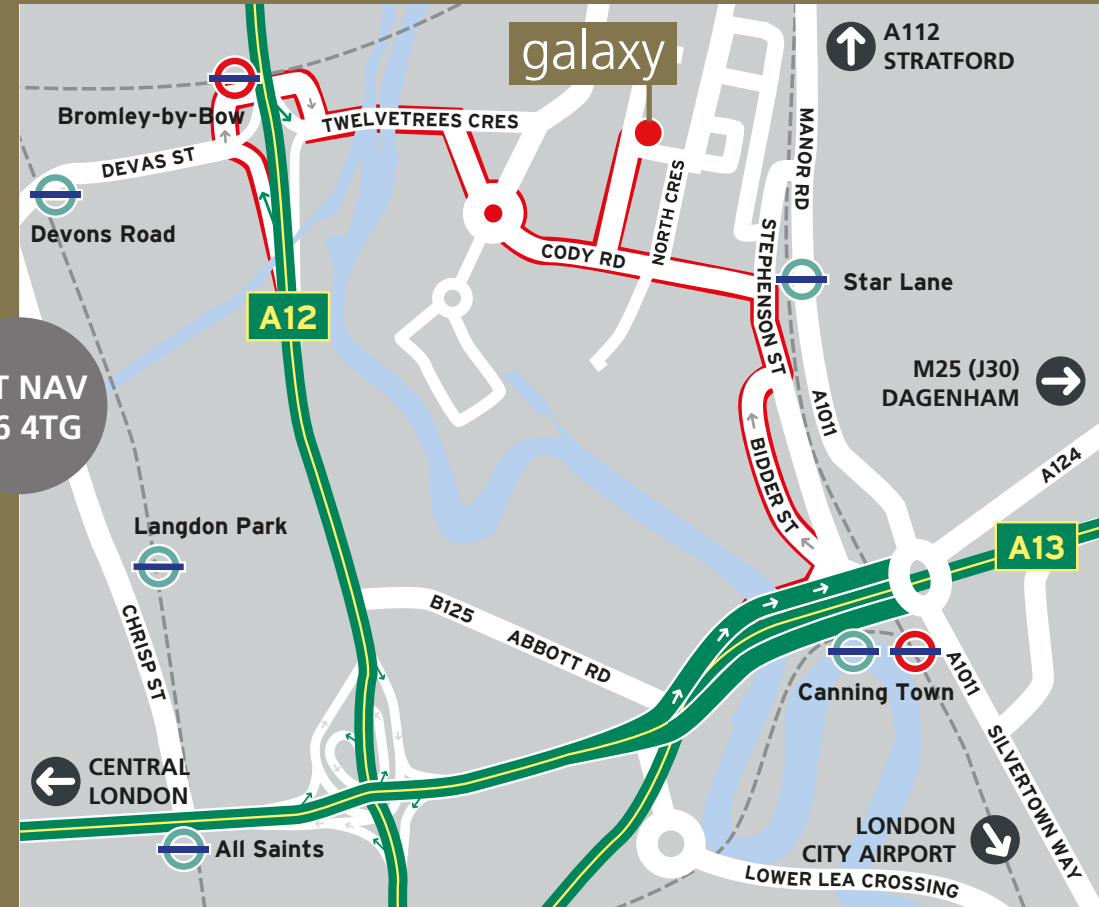


A13 (Newham Way)	0.6 mile
A12/A102 Blackwall Tunnel Northern Approach	1.5 miles
Stratford Town Centre	2.2 miles
M11 Motorway	7.2 miles



Star Lane Station STRATFORD INT - 10 MINS (DLR)	0.3 mile
West Ham Station STRATFORD - 3 MINS (JUBILEE)	0.6 mile
Canning Town Station LONDON BRIDGE - 15 MINS (JUBILEE)	1.2 miles

SAT NAV
E16 4TG



FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our joint sole agents.



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