

VALOR PARK

EAST CIRCULAR PHASE 1



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
NEW & FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
10,291 SQ FT (956 SQ M) – 64,198 SQ FT (5,964 SQ M)
AVAILABLE NOW TO LET

UNRIVALLED CONNECTIVITY

City of London

A13

VALOR PARK
East Circular - Phase 1

NOTABLE LOCAL
OCCUPIERS INCLUDE



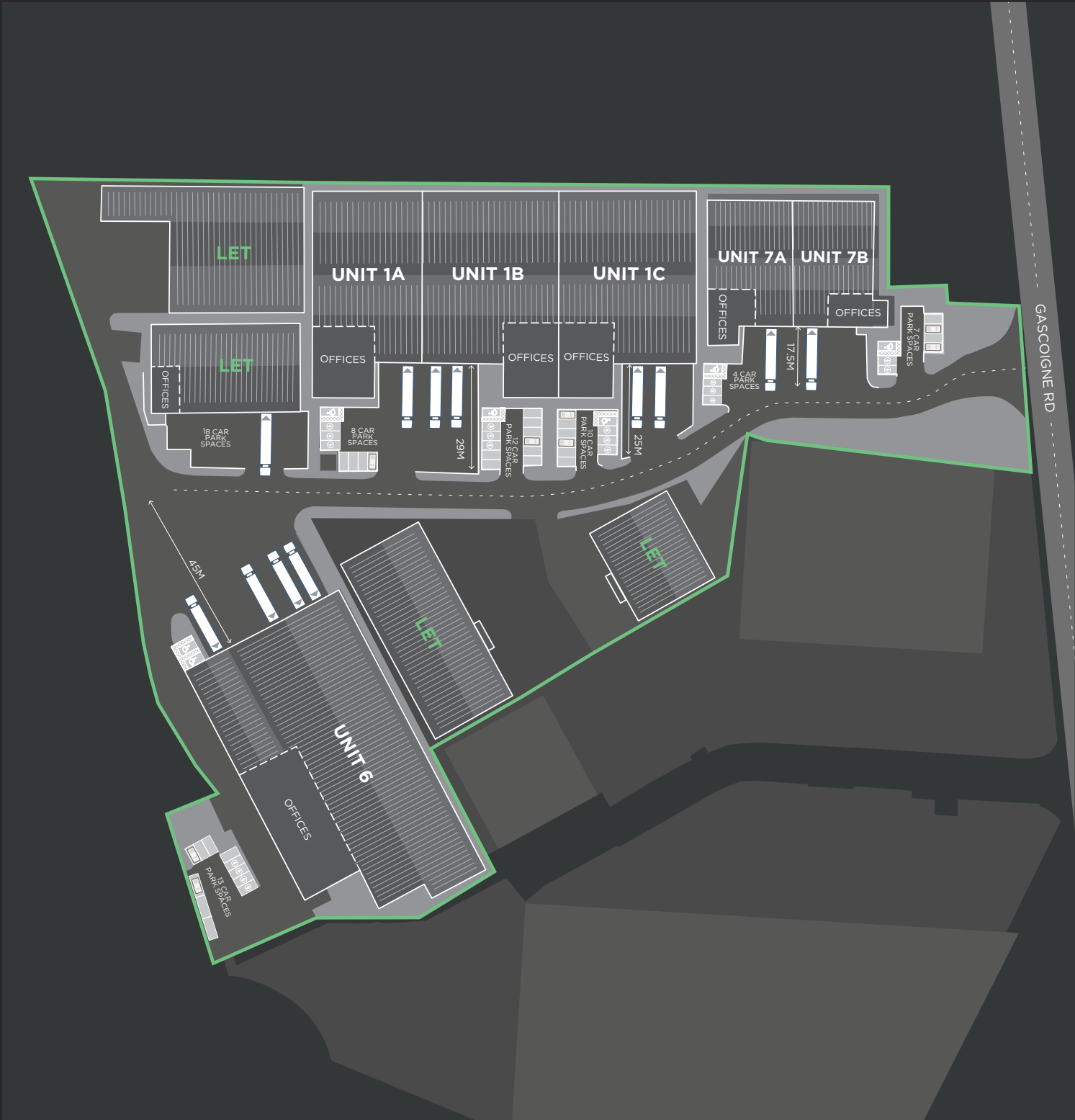
halfords



babcock

10,291 SQ FT – 64,198 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS



DESCRIPTION

The estate consists of seven high specification self-contained warehouses comprising two brand new and six fully refurbished and remodelled to a Grade A standard. The specification includes steel portal frame construction modern high quality office accommodation level access loading beneath extensive loading canopies, generous yard and parking provisions, on a secure and well managed park.

ACCOMMODATION (GEA)

UNIT	CORE SQ FT	OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M	EAVES HEIGHT
1A	15,574	3,809	19,383	1,801	7.4M
1B	18,797	3,602	22,399	2,081	7.4M
1C	18,925	3,491	22,416	2,083	7.4M
6	38,347	7,341	45,688	4,245	6.7M
7A	8,350	2,463	10,812	1,005	8.5M
7B	8,055	2,236	10,291	956	8.5M

- 

6.7-8.5M EAVES HEIGHT
- 

UP TO 45M YARD DEPTH
- 

FIRST FLOOR OFFICES
- 

ELECTRIC CAR CHARGING POINTS
- 

SECURE SITE
- 

PRIME LOCATION ON A13
- 

UP TO 20 CAR PARKING SPACES
- 

LED WAREHOUSE LIGHTING
- 

UP TO 3 LEVEL LOADING DOORS
- 

UNIT 6 DOCK LEVEL DOORS
- 

GATED ENTRANCE



Unit 6 Dock Level Doors



Unit 1B Warehouse

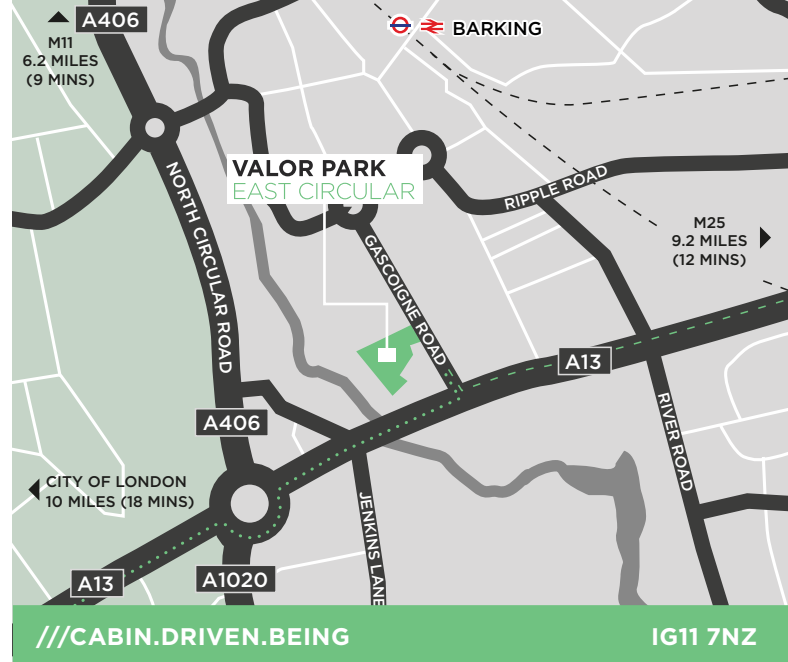
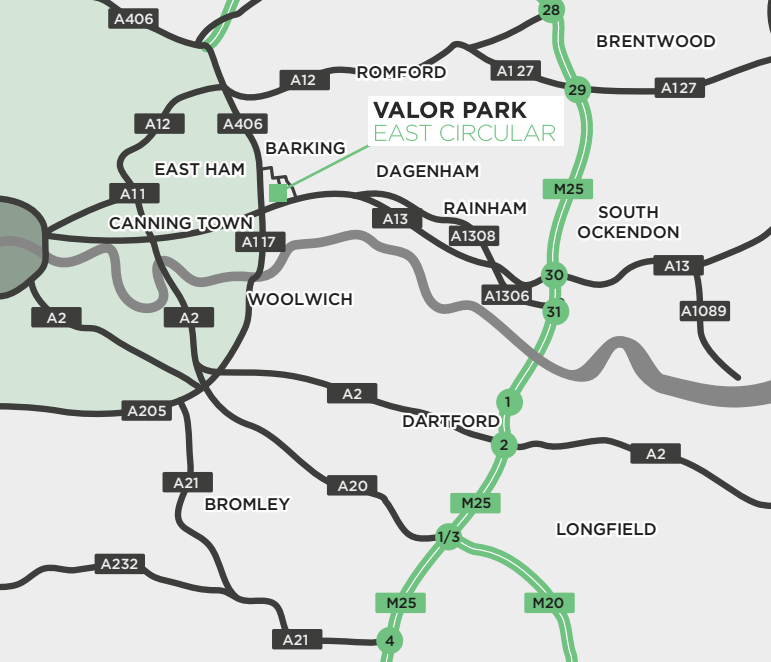
Unit 6 Warehouse



Unit 6



Security Hut and Gated Entrance



///CABIN.DRIVEN.BEING

IG11 7NZ

ROAD	MILES	MINS
A13	0.1	1
A1020	0.3	2
A406 NORTH CIRCULAR	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12
RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
EBBSFLEET INTERNATIONAL	19.5	28

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
FELIXSTOWE	83.8	1 hr 25

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30
GATWICK	37.7	1 hr 5

EPC

EPC A.

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The units are available by way of new FR&I leases on terms to be agreed.

5,662,942
PEOPLE

LIVE WITHIN A 15
MILE RADIUS

3,669,409
PEOPLE

LIVE WITHIN A 10
MILE RADIUS

1,014,221
PEOPLE

LIVE WITHIN A 5
MILE RADIUS

For further information or to arrange an inspection please contact the joint agents:



Stephen Richmond
01322 285 588
07771 900 682
stephen.richmond@ryan.com

Chris Birch
07976 681 951
christopher.birch@ryan.com



Nick Haywood
07836 554 624
nick.haywood@strettons.co.uk

Chris Wade
07816 505 718
chris.wade@strettons.co.uk



Richard Flood
07754 674 580
rflood@lsh.co.uk

Charis Lovegrove
07566 794 225
clovegrove@lsh.co.uk

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by DTRE, SAVILLS, LSH in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither DTRE, SAVILLS, LSH nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

VALORPARK EAST CIRCULAR.COM

designed & produced by **CORMACK** - cormackadvertising.com