

UNITS 9 & 14 GEMINI BUSINESS PARK

Hornet Way, London E6 7FF

TO LET



8,593 - 20,269 SQ FT
(798 - 1,883 SQ M)

Modern Industrial / Warehouse Units

**Lambert
Smith
Hampton**

Units 9 & 14 Gemini Business Park, London E6 7FF

Description

Units 9 & 14 are combined industrial warehouses located at the entrance of Gemini Business Park.

The units are modern, of steel portal frame construction, with profiled sheet clad elevations under pitched roofs.

Both units are available as a whole by Assignment or by Subletting either as whole or individually. For the avoidance of doubt there is one lease for both units.

ACCOMMODATION	Sq Ft	Sq M
Unit 9	8,593	798
Unit 14	11,676	1,085
TOTAL (GIA)	20,269	1,883

Specification

- 7.2m eaves height
- 33 Car Parking Spaces
- Securely fenced
- Prominent industrial location
- Fitted office accommodation
- 3 Level access loading doors

Location

Gemini Business Park is an established industrial estate in Beckton, East London. Located one mile from the A13/A406 interchange, servicing East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

EPC

The units are jointly rated 72 - C.

Terms

The properties are available by way of an assignment or subletting of the existing lease with the expiry date of June 2029.

Rent

On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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