

£19.75 psf

UNIT 1B

WHITINGS WAY

LONDON INDUSTRIAL PARK
BECKTON • E6 6LR

INDUSTRIAL/
WAREHOUSE UNIT
UNDERGOING
REFURBISHMENT
TO LET

28,706 SQ FT
(2,666.87 SQ M)



STEEL PORTAL FRAME



REFURBISHED OFFICES



MINIMUM EAVES HEIGHT
8 METRES



SECURE YARD AREA



4 LEVEL ACCESS
LOADING DOORS



DIRECT ACCESS TO CENTRAL
LONDON VIA THE A13



UNIT 1B

INDICATIVE ONLY



London City Airport

O2 Arena

Canary Wharf

City of London

Excel

A13

UNIT 1B



Beckton DLR Station

ASDA

Topps Tiles

Beckton Retail Park

MATALAN

BSS

selco BUILDERS WAREHOUSE

Whitings Way

Woolwich Manor Way

A13

A406 & M25

HOWDENS

SCREWFIX

BOOKER WHOLESALE

BRITVIC

Sainsbury's

The Property

The property is situated on Whittings Way, and comprises a mid terrace, steel portal frame industrial / warehouse unit, with ancillary office accommodation on 1st and 2nd floors.

The property is to be fully refurbished throughout including a new roof.



Brick and profile steel elevations



Internal eaves height of 8m



Fenced yard providing loading and parking approached directly off Whittings Way



Refurbished offices with air conditioning.

Accommodation	sq ft
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Ground Floor	25,101
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First Floor	1,442
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Second Floor	2,163
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Total GEA	28,706
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Indicative image



Planning

We understand that the property currently benefits from Class B1, B2 & B8 of the Use Classes Order 1987.

EPC

EPC rating C.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

On application.

Rateable Value

Rateable Value of £287,500.



Indicative images

Location

London Industrial Park is a key industrial and logistics location. The estate has excellent connectivity with close proximity to the A13 and A406, providing good access to the M11, M25 and Central London. The City of London to the west is approximately 9 miles away and is easily reached via the A13.

Beckton DLR Station is a short walk from the property, providing a direct service to Canary Wharf and The City. Canning Town Station, accessible via the DLR, is approximately 3 miles away providing Jubilee Line services into the West End.

Elizabeth Line services are available from nearby Custom House Station. Multiple bus routes pass along Woolwich Manor Way which is a short walk from the property.



A Distances by road

Blackwall Tunnel	3.7 miles
M11	6.6 miles
Central London	9 miles
M25 J30	10.4 miles
M1	20 miles

Further information

For further information please contact:



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