

## Unit 3B, Standard Industrial Estate, Henley Road, Silvertown, London E16 2ES

Modern terraced light industrial unit extending to 5,786 sq ft

- Ancillary office accommodation with 1 WC and kitchenette
- On site car parking
- All main services including gas and 3 phase power
- Electric roller shutter door
- 24 Hour Access

### Location

Standard Industrial Estate is located at the junction of Henley Road and Pier Road in Silvertown E16. The estate benefits from having good road links to the A13/A406 junction approximately 2.5 miles to the north and the City of London approximately 7 miles to the west. The estate is also located 0.5 miles from King George V DLR station, as well as 0.25 miles from the Woolwich ferry. Numerous bus routes also service the estate.

### Description

Unit 3B comprises a modern and refurbished industrial warehouse unit providing a clear internal height in the warehouse area of 4.93 m, increasing to an apex height of 6.09 m. Ancillary office accommodation is provided on the first floor (781 sq ft), with an additional 95 sq ft encompassing ground floor WC and kitchenette.



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### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Unit 3B	5,786	537.52

### Terms

The unit is available to let on a new FRI lease for a term to be agreed. Quoting rent upon application.

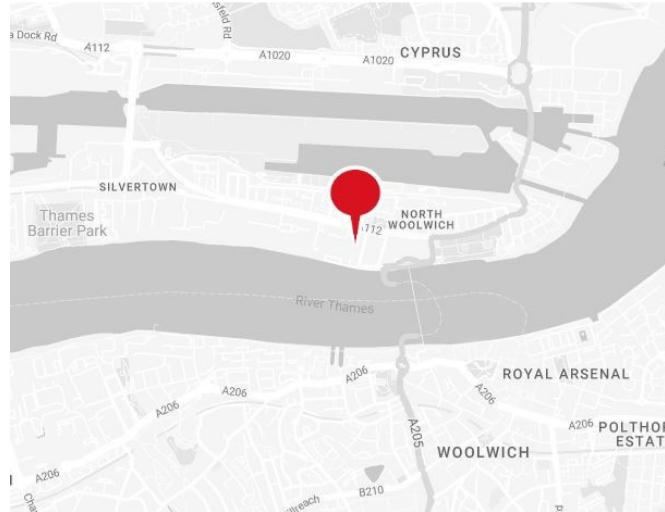
### Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details upon request.

### Business Rates

The property has a rateable value as entered in the 2017 list of £58,500. However, interested parties should ascertain the current rates payable with the London Borough of Newham.

### Location Map



### Business Rates

The current rateable value £41,500 at UBR of £0.482. 2014/2015 rates payable is currently £20,003 p.a.

### Energy performance certificate

We understand the property has an EPC rating of E-104.

### Next steps...

For further details on these and many other available properties please contact:



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24-Apr-2024

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