

Unit 3 International Business Park, Stratford

Refurbished logistics warehouse situated in a prime East London location



Newly refurbished



42,350 sq ft to 53,741 sq ft



Stratford Station 0.6 miles



Last mile logistics solution



Strategic location



3.5 miles to The City



Immediately available



Flexible lease terms available



E15 2GN

GLP

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Unit 3 International Business Park Stratford

Highly specified unit situated in a prime East London location.
Available to let immediately.



SCHEDULE OF ACCOMMODATION

TOTAL GIA
42,350 sq ft to 53,741 sq ft

TOTAL GIA
3,934 sq m to 4,992 sq m

	sq ft	sq m
Warehouse	36,242	3,367
Ground floor office	901	84
1st floor Office	2,598	241
2nd floor Office	2,609	242
Mezzanine	11,391	1,058
Total GIA	53,741	4,992

KEY FEATURES

- OFFICES**
6,108 sq ft office space
- 5 level access doors**
- 12.5m clear internal height**
- 11,391 sq ft mezzanine floor**
- 1.721 acres (0.696 ha)**
- Up to 24.2m yard depth**
- Newly refurbished**
- Car parking**
- Secure yard**
- Optimising natural light**
- Excellent public transport links**
- 3.5 miles to The City**

The specification

12.5m
clear internal
height



12.5m
Clear internal height



The location

Urban logistics

With the continuously evolving market and demand for convenient customer experience across industries such as e-commerce, food, retail and many more — urban logistics hubs have become crucial to the supply chain.

Located less than 5 miles from the City of London and with over 2.5M households within a 30 minute drive, International Business Park, Stratford is a prime urban logistics site.



Households

502,743
within 10 minute drive

1,024,321
within 15 minute drive

2,539,674
within 30 minute drive



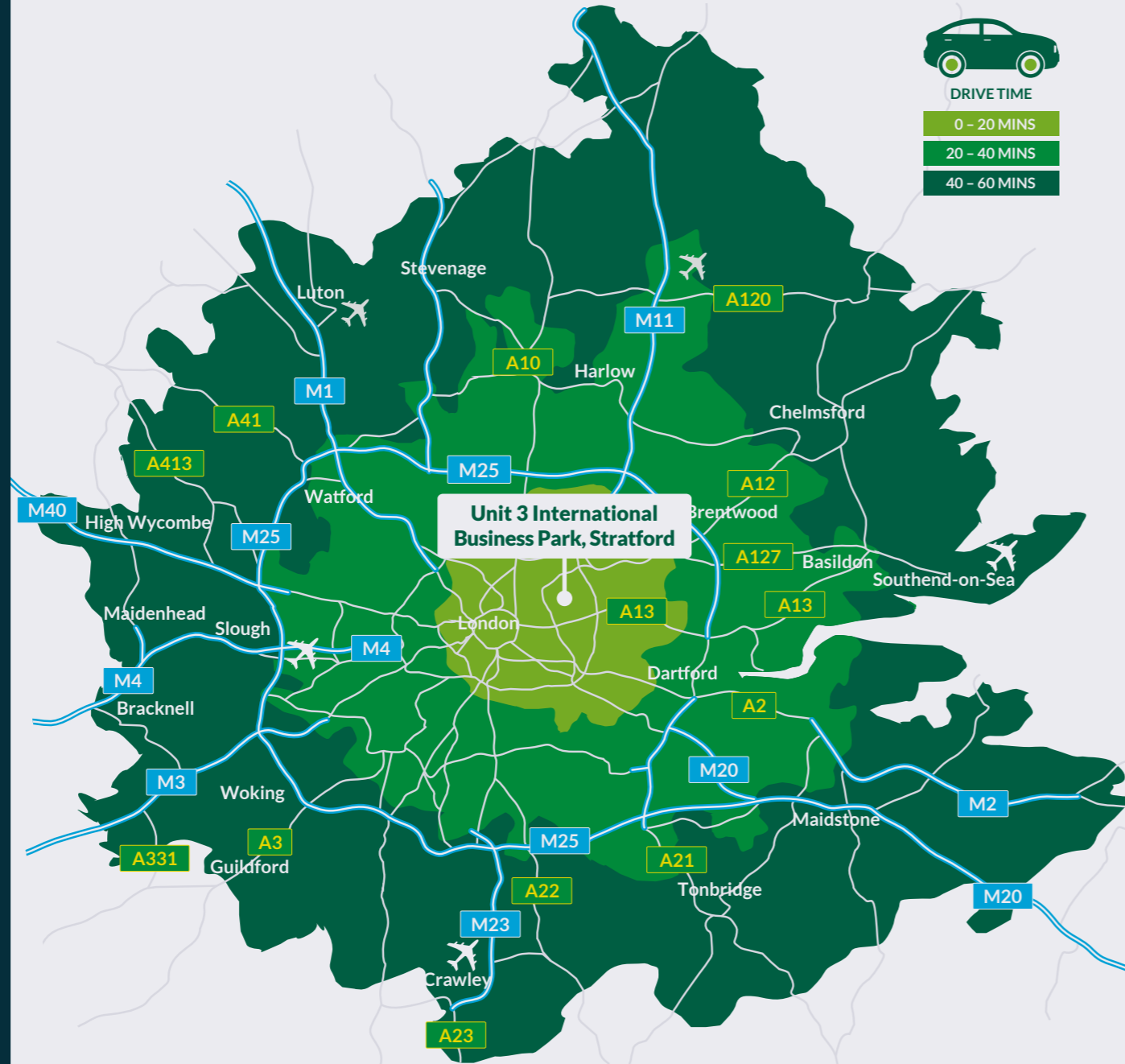
The location

Strategic access to Central London

International Business Park, Stratford is an established business location being home to well known brands Mercedes-Benz & Travis Perkins.

Last mile solution

It has excellent transport links providing logistics operators with a last mile depot destination, fulfilling urban logistic distribution functions inside the ULEZ and supporting the London economy in terms of access to the business and population structure.



DRIVE TIME

0 - 20 MINS

20 - 40 MINS

40 - 60 MINS



Destination

Destination	Miles	Time
A11/A12	1	4 mins
Blackwell tunnel	2.5	9 mins
M11 Junction 4	6	15 mins
M25 Junction 27	15	20 mins
M25 Junction 8	16.5	30 mins
M1 Junction 2	22	45 mins

London TFL

London TFL	Miles	Time
DLR – Stratford High Street (Walk)	0.5	9 mins
Overground (Walk)	0.6	13 mins
Central line – Stratford (Walk)	0.6	13 mins
District line – West Ham (Walk)	0.9	18 mins



Airports

Airports	Miles	Time
London City Airport (Walk > Tube)	3.5	23 mins
Heathrow Airport	25	60 mins



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LONDON, UK

An established location

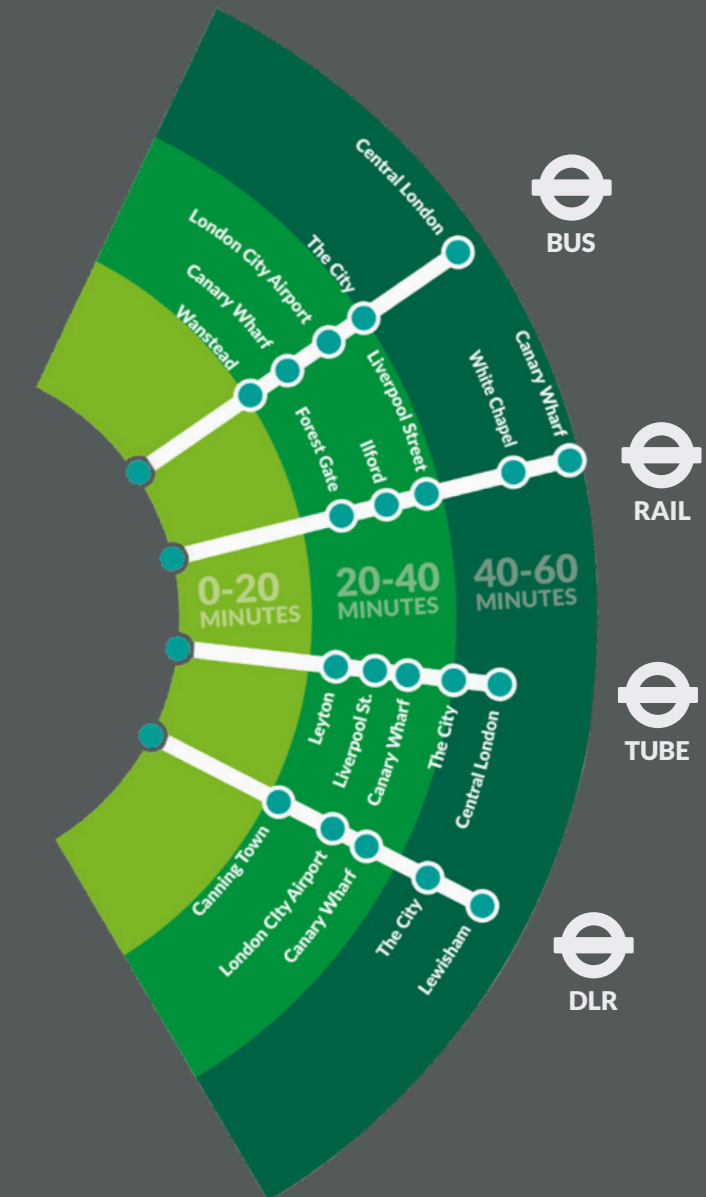
International Business Park, Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area. The park has multiple amenities on the doorstep including Westfield Shopping Centre and the Queen Elizabeth Olympic Park.

Close to Central London

Its strategic location, close to Central London and its road and rail links, including access to the M25 Orbital road via the A13, make it an important site in London's logistics network.



Last mile logistics solution



BUS



RAIL



TUBE



DLR

GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centres, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQ M across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQ M. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



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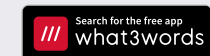
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<https://eu.glp.com/property/unit-3-international-business-park-stratford/>



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