



To Let

Trade Counter / Warehouse Unit

- Trade Counter
- 6m clear eaves height
- Full height loading doors
- 3 phase power
- Gas supply
- Allocated and communal estate parking
- Beckton's prime location for trade counter occupiers, including Selco, BSS, Rexel, Screwfix and Howdens

Unit 20, London Industrial Park

Eastbury Road, Beckton, E6 6LL

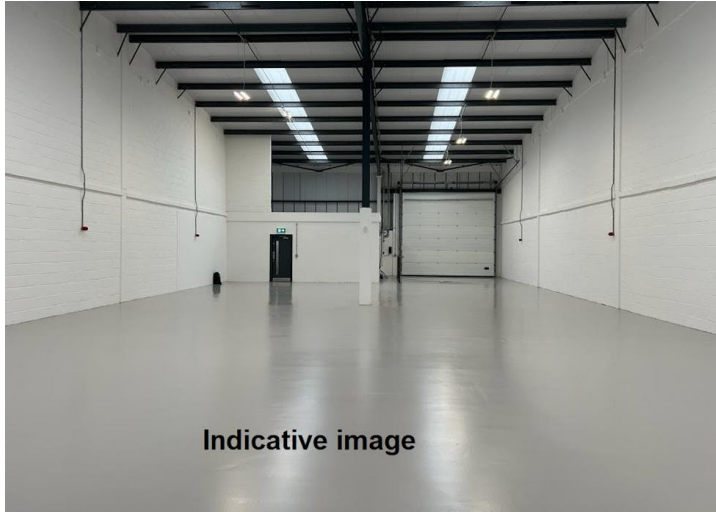
4,282 sq ft

397.81 sq m

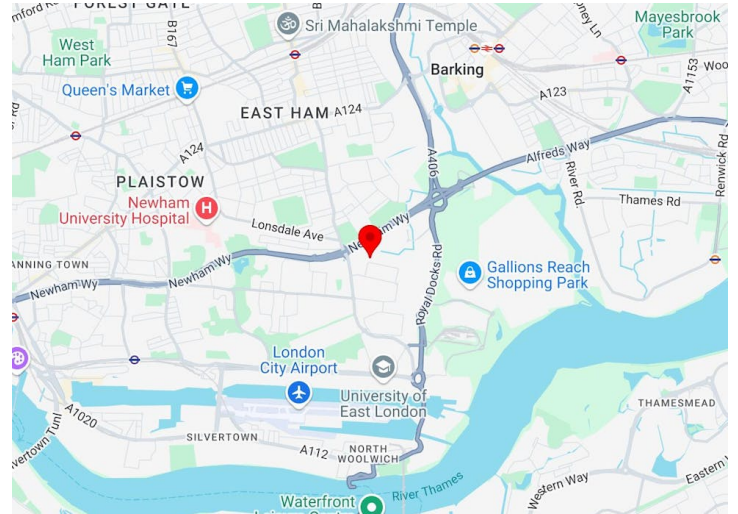
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Indicative image



Summary

Available Size	4,282 sq ft / 397.81 sq m
Rent	Rent on application
Service Charge	N/A
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property forms part of the London Industrial Park on Eastbury Road accessed via Alpine Way, comprising of a terraced single storey industrial/warehouse unit of steel portal frame construction with profile steel and brick external cladding. The unit comprises of warehouse accommodation accessed via electric roller shutter loading doors, benefiting from ancillary offices.

Location

There is good access to A13 which in turn provides good access to Central London to the west and the M25 (Junction 30) to the east. Nearby A406 (North Circular) links to the M11 and Stansted Airport to the north. London City Airport is approximately 2 miles to the south. Beckton DLR Station within 10 minutes' walk of the property, which provides regular services to Bank, Canary Wharf and Stratford.

Accommodation

Each unit has the following Gross Internal Floor Areas

Description	sq ft	sq m
Warehouse	4,282	397.81
Total	4,282	397.81

Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

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