

INDUSTRIAL



(GIA)

| | | |
|-----------|-------|-----|
| Warehouse | 5,608 | 521 |
|-----------|-------|-----|

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.

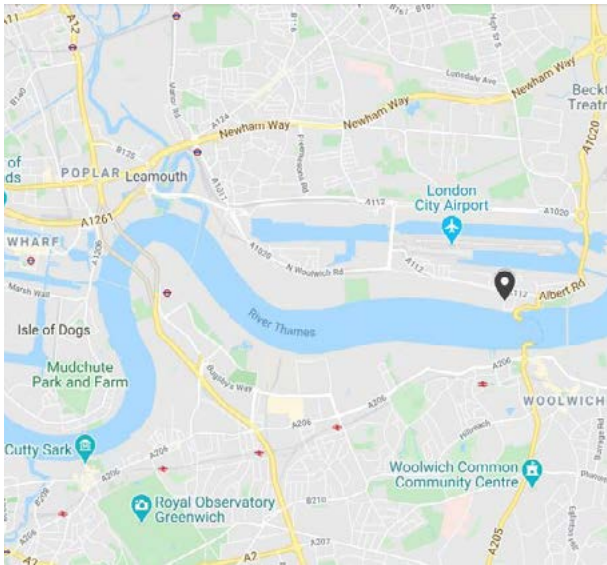
The estate is also located 0.5 miles from King George V DLR station, as well as 0.25 miles from the Woolwich ferry. Numerous bus routes also service the estate.

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) and the ground floor encompasses a WC and kitchenette.

- Recently fully refurbished unit
- Clear internal height of 4.93 m
- Apex height of 6.09 m
- Ancillary office accommodation on 1st Fl
- Electric roller shutter door
- WC facilities
- Kitchenette
- All main services including gas and 3 phase power
- On site car parking

INDUSTRIAL

Not to scale, indicative only.



Not to scale, indicative only.



| | |
|--------------------------|-----------|
| King George V DLR | 0.5 Miles |
| City Airport DLR | 1.1 Miles |
| Gallons Reach DLR | 1.3 Miles |
| Pontoon Dock DLR | 1.6 Miles |
| Canning Town Underground | 2.3 Miles |

The property is currently assessed as warehouse and premises with a rateable value of £62,000.

Interested parties are advised to contact the London Borough of Newham regarding exact rates payable.

Price on Application.

Viewing is strictly through sole agents Levy Real Estate:

T 020 7747 0116
E henry.newland@levyrealestate.co.uk

T 020 7747 0152
E rob.watts@levyrealestate.co.uk