

UNITS TO LET

18,126 - 36,284 ft²



TO BE
REFURBISHED



NEW ROOF WITH
PV PANELS TO
BE INSTALLED



FENCED & GATED
FORECOURT &
LOADING FACILITIES



INDICATIVE

CGI IMAGE



www.ipif.com/alpineway

INDUSTRIAL / WAREHOUSE UNITS TO LET

ALPINE WAY, LONDON INDUSTRIAL PARK
UNIT 8 & 9, ALPINE WAY, BECKTON, LONDON, E6 6LA

IPIF

LOCATION

London Industrial Park is located to the south side of the A13, off the Woolwich Manor Way (A117) with Roding Road being a continuation of the main Alpine Way estate road. The A13 provides a direct link to both the M25 (Junction 30), the City and the Blackwall Tunnel, together with the A406 North Circular Road providing a direct link to the M11 Motorway (junction 4). Beckton DLR station is approximately 10 minutes' walk from the property and the estate is therefore easily accessible by both private and public transport.



E6 6LA

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London City Airport

DRIVE TIMES*

12 min

Canary Wharf

13 min

London Bridge

30 min

TRAIN TIMES*

17 min

25 min

39 min

* Drive and train times approximate. Train times from Beckton DLR station. Sourced by Google Maps.

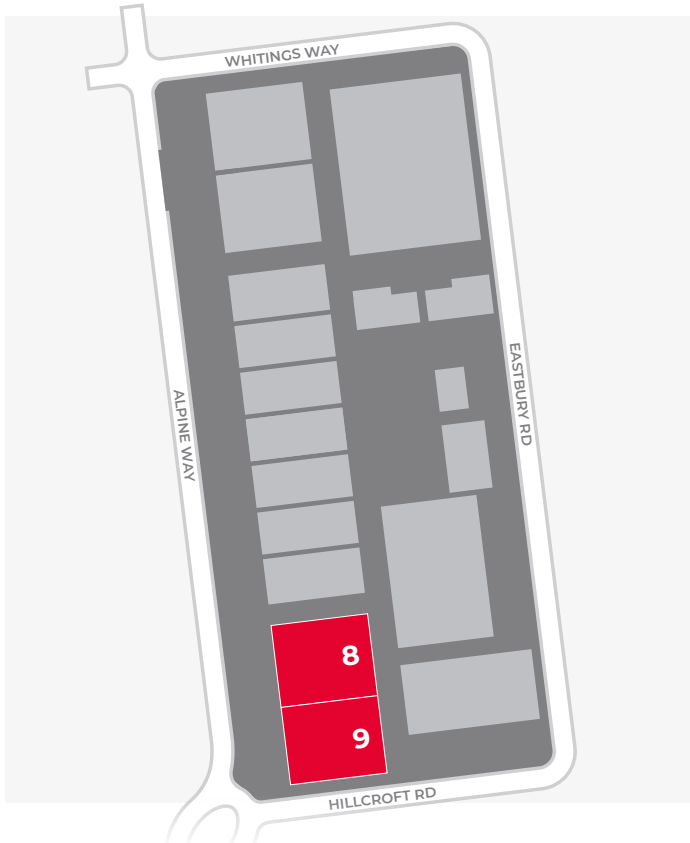


DESCRIPTION

The properties comprise single storey industrial/warehouse units with first floor offices. The units are to be fully refurbished by the landlord.

SPECIFICATION

- PV panels to be installed
- VRF split heating / cooling system
- LED Lighting
- Steel portal frame construction with new roof
- 7.5m minimum internal eaves height
- Secure fenced & gated forecourt/loading area
- First floor offices
- Trade counter potential (subject to consents)



ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 8	FT ²	M ²	EPC
Ground Floor	16,350	1,519	Target B
First Floor	1,808	168	
TOTAL	18,158	1,687	

UNIT 9	FT ²	M ²	EPC
Ground Floor	16,318	1,516	Target B
First Floor	1,808	168	
TOTAL	18,126	1,684	

*A new EPC will be commissioned following completion of the refurbishments.



On behalf of the Landlord



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LEASE TERMS

The units can be taken as a whole or individually on new FRI leasing terms. Full quoting terms and rents available upon application.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

Available upon request.



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