

VALOR PARK

EAST CIRCULAR PHASE 2



INDICATIVE CGI

COMING 2023

PRIME GREATER LONDON URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE A13 AND NORTH CIRCULAR (A406)
27,193 SQ FT (2,526 SQ M) - 81,243 SQ FT (7,548 SQ M)
TO LET

VALOR PARK EAST CIRCULAR IG11 OAD

DOCKLANDS

CITY OF LONDON

0.6 MILES TO NORTH CIRCULAR (A406) 10 MILES TO CENTRAL LONDON

B&Q
BECKTON

BECKTON
TRIANGLE
RETAIL PARK

POWERLEAGUE

PHASE TWO

BEST WAY
WHOLESALE

TRAVELodge

DHL

SHURGARD
SELF-STORAGE

DPD

ROYAL DOCKS ROAD

A13

A406

NORTH CIRCULAR ROAD

ALFRED'S WAY

A13

VALOR
EAST CIRCULAR
PHASE 1

NOTABLE LOCAL
OCCUPIERS INCLUDE



halfords

SHURGARD
SELF-STORAGE



babcock

27,193 SQ FT – 81,243 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS



UNITS 100-400

The estate comprises four brand new Grade A speculatively developed warehouses of steel portal frame construction. Each of the warehouses are detached with extensive secure yards and separate staff car parking. The warehouses will be highly energy efficient and targeting an EPC A rating and BREEAM Excellent rating. The units will include ESG credentials such as EV charging stations and LED lighting.



ACCOMMODATION (GEA)

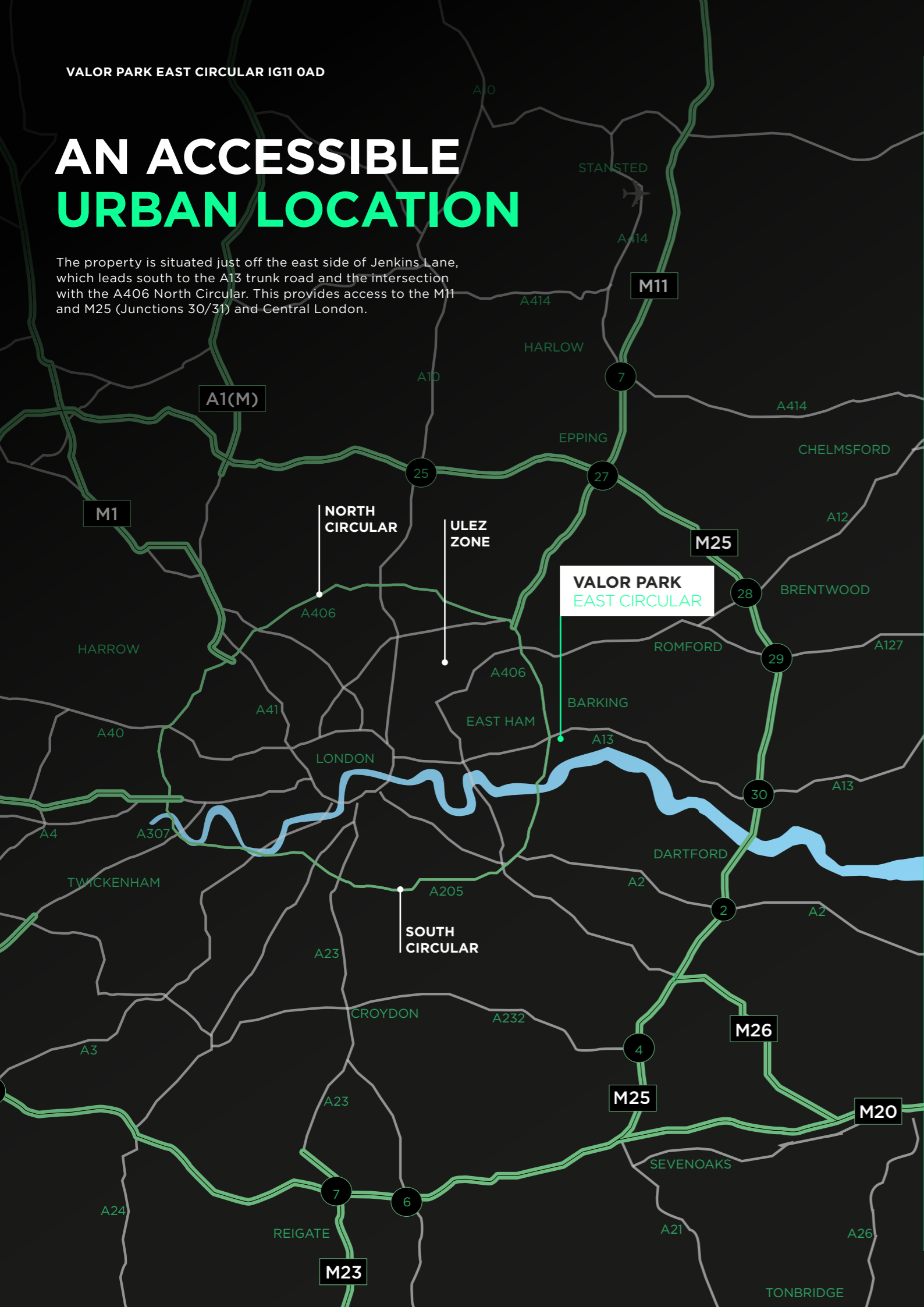
UNIT	WAREHOUSE SQ FT	OFFICE CORE SQ FT	FF OFFICE SQ FT	SF OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M
100	67,883	1,474	5,943	5,943	81,243	7,548
200	21,434	1,160	4,599	-	27,193	2,526
300	61,566	963	4,721	4,721	71,971	6,686
400	28,723	1,141	4,905	-	34,769	3,230

UNIT	EAVES HEIGHT	YARD DEPTH (M)	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING
100	15	55.5	7	1	18
200	10	27	0	2	15
300	15	37	7	2	29
400	12.5	34	0	3	17

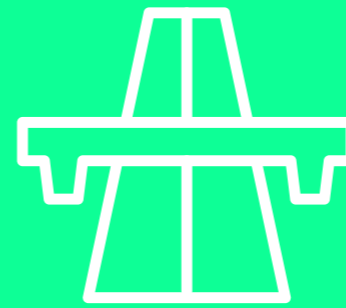
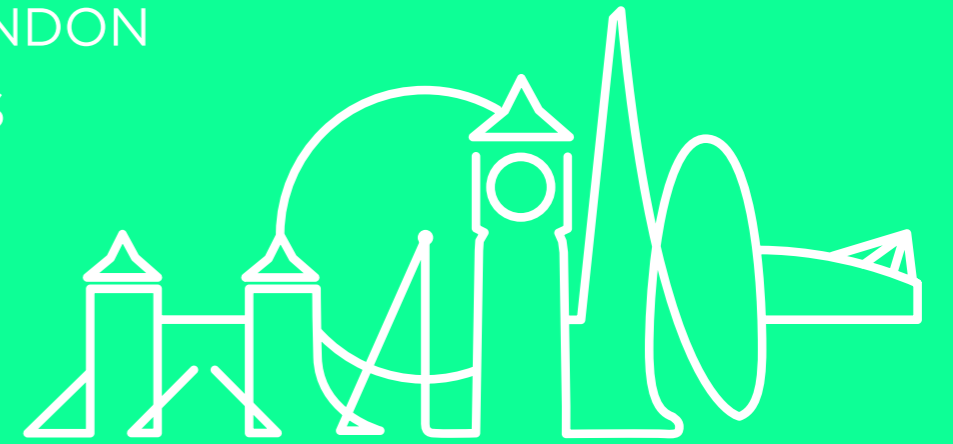
- ELECTRIC CAR CHARGING POINTS
- 1.6 MVA POWER ON SITE
- C.116 COVERED CYCLING PARKING SPACES
- CAT A OFFICE ACCOMMODATION
- BIODIVERSITY NET GAIN
- UP TO 55.5M YARD DEPTH
- BREEAM EXCELLENT
- SECURE YARDS
- PIR OFFICE LIGHTING CONTROLS
- PV CELLS

AN ACCESSIBLE URBAN LOCATION

The property is situated just off the east side of Jenkins Lane, which leads south to the A13 trunk road and the intersection with the A406 North Circular. This provides access to the M11 and M25 (Junctions 30/31) and Central London.



LOCATED IN THE LONDON BOROUGH OF NEWHAM, ONE OF THE FASTEST GROWING LONDON POPULATIONS



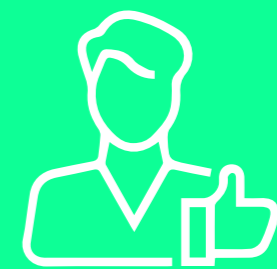
0.1 MILES TO A13
0.6 MILES TO A406

3,669,409
POPULATION WITHIN 10 MILES

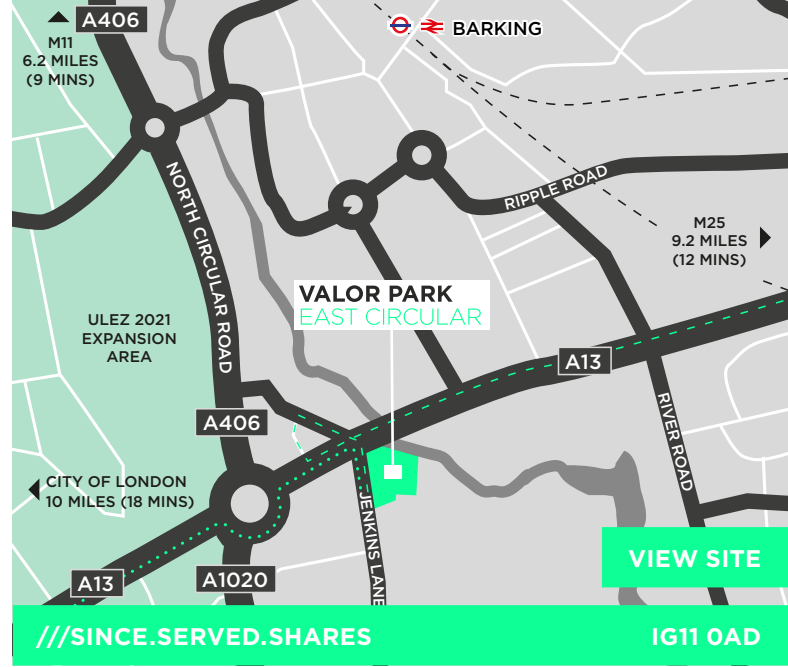
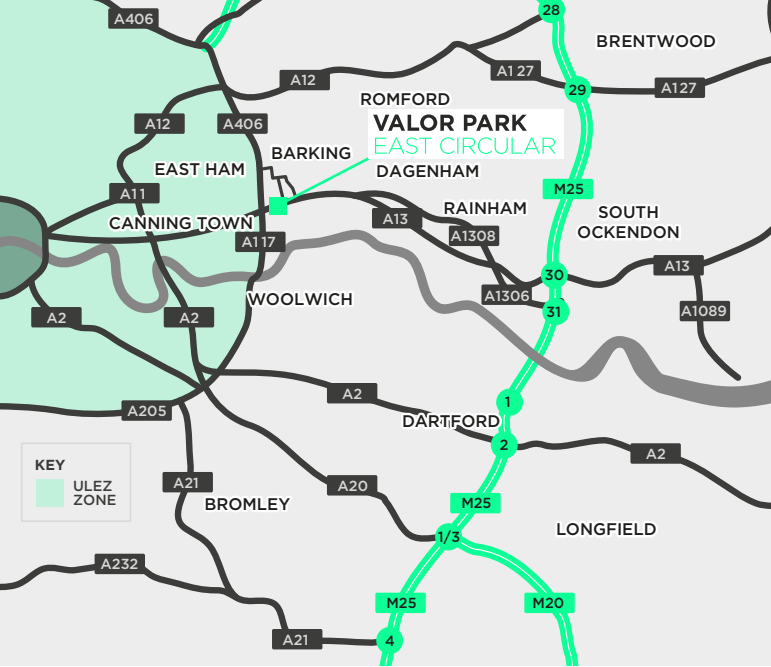


9%

OF THE THE LOCAL POPULATION EMPLOYED IN MANUFACTURING, TRANSPORT AND STORAGE SECTORS



87.7%
NVQ1 QUALIFIED



///SINCE.SERVED.SHARES

IG11 OAD

ROAD	MILES	MINS
A13	0.1	1
A1020	0.3	2
A406 North Circular	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12
RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
EBBSFLEET INTERNATIONAL	19.5	28

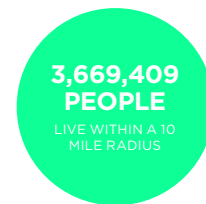
PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
FELIXSTOWE	83.8	1 hr 25
AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30
GATWICK	37.7	1 hr 5

EPC
Target EPC A.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FR&I leases on terms to be agreed.



For further information or to arrange an inspection please contact the joint agents:



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