

VALOR PARK

EAST CIRCULAR PHASE 1



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
NEW & FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
10,291 SQ FT (956 SQ M) – 64,198 SQ FT (5,964 SQ M)
AVAILABLE NOW TO LET

UNRIVALLED CONNECTIVITY

City of London

A13

VALOR PARK
East Circular - Phase 1

GASCOIGNE ROAD

NOTABLE LOCAL
OCCUPIERS INCLUDE



halfords

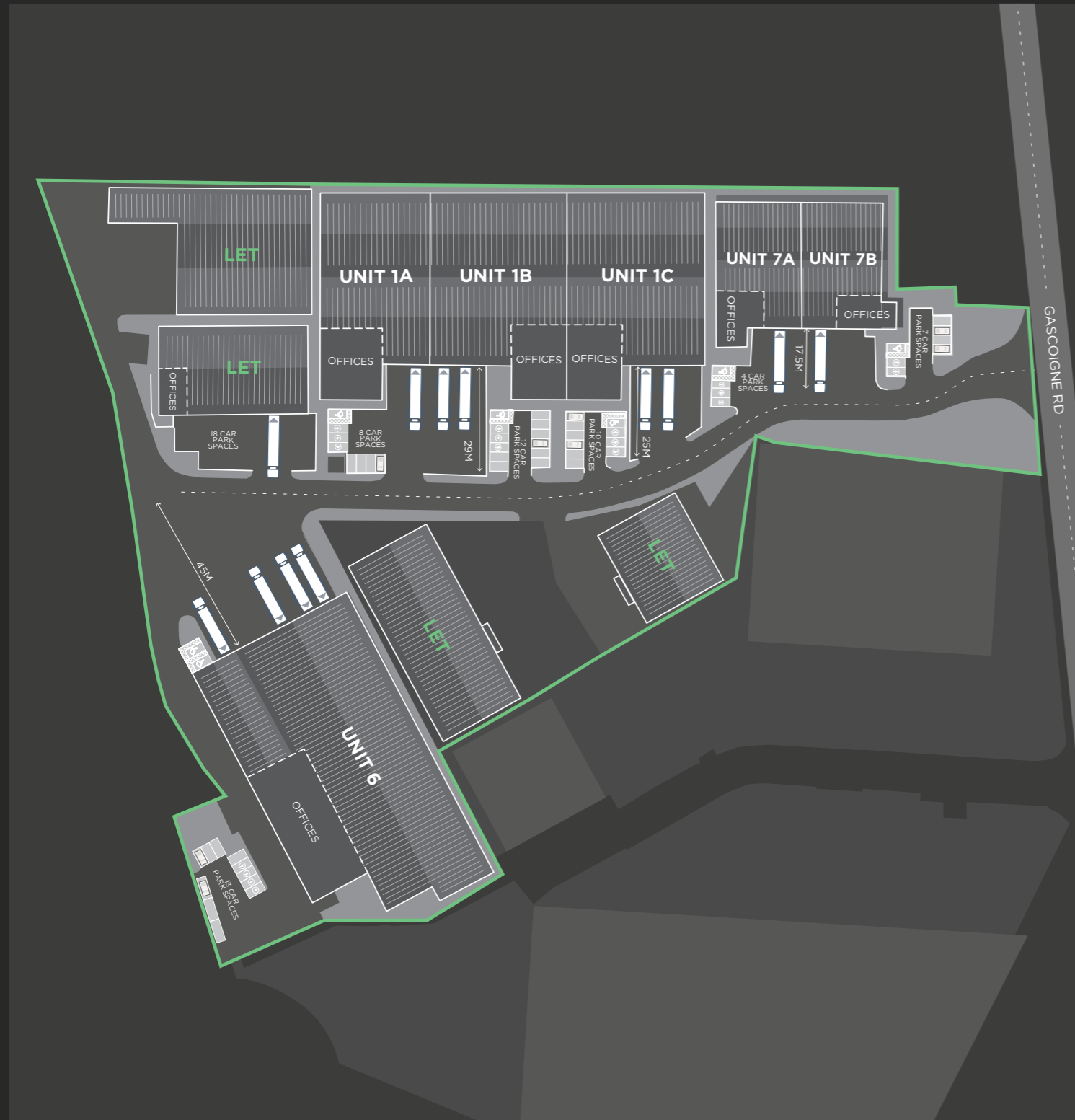
SHURGARD
SELF-STORAGE



babcock

10,291 SQ FT - 64,198 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS



DESCRIPTION

The estate consists of seven high specification self-contained warehouses comprising two brand new and six fully refurbished and remodelled to a Grade A standard. The specification includes steel portal frame construction modern high quality office accommodation level access loading beneath extensive loading canopies, generous yard and parking provisions, on a secure and well managed park.

ACCOMMODATION (GEA)

UNIT	CORE SQ FT	OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M
1A	15,574	3,809	19,383	1,801
1B	18,797	3,602	22,399	2,081
1C	18,925	3,491	22,416	2,083
6	38,347	7,341	45,688	4,245
7A	8,350	2,463	10,812	1,005
7B	8,055	2,236	10,291	956

-  6-8M EAVES HEIGHT
-  UP TO 45M YARD DEPTH
-  FIRST FLOOR OFFICES
-  ELECTRIC CAR CHARGING POINTS
-  SECURE SITE
-  PRIME LOCATION ON A13
-  UP TO 20 CAR PARKING SPACES
-  LED WAREHOUSE LIGHTING
-  UP TO 3 LEVEL LOADING DOORS
-  UNIT 6 DOCK LEVEL DOORS
-  GATED ENTRANCE



Unit 6 Dock Level Doors



Units 1A and 1B



Unit 6



Unit 1C

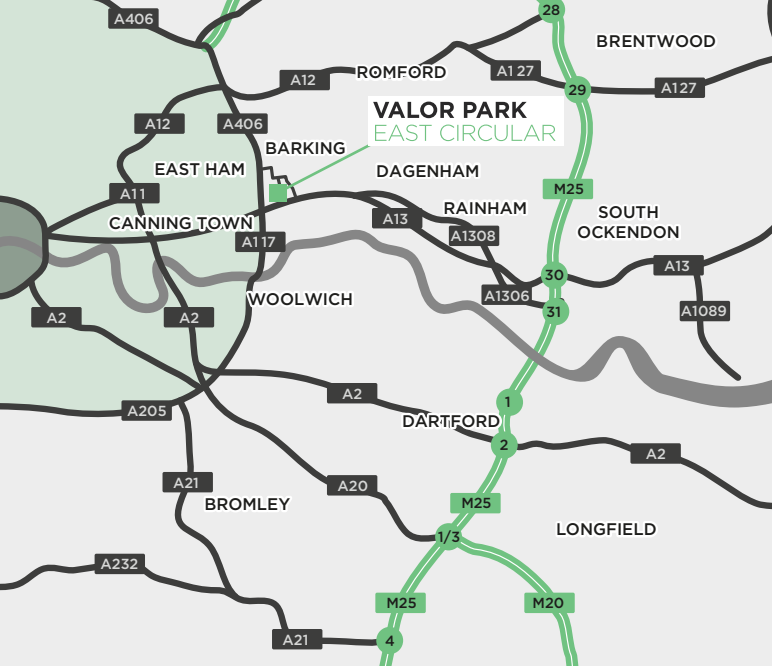


Units 1A and 1B



Security Hut and Gated Entrance





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IG11 7NZ

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

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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