



Units 9 & 14 Gemini Business Park, Hornet Way, London E6 7FF

TO LET

Modern Industrial / Warehouse Units

8,593 - 20,269 Sq Ft
(798 - 1,883 Sq M)

Units 9 & 14 Gemini Business Park, Hornet Way, London E6 7FF

DESCRIPTION

Units 9 & 14 are combined industrial warehouses located at the entrance of Gemini Business Park.

The units are modern, of steel portal frame construction, with profiled sheet clad elevations under pitched roofs.

Both units are available as a whole by Assignment or by Subletting either as whole or individually. For the avoidance of doubt there is one lease for both units.

- ✔ 7.2m eaves height
- ✔ 33 Car Parking Spaces
- ✔ Securely fenced
- ✔ Prominent industrial location
- ✔ Fitted office accommodation
- ✔ 3 Level access loading doors



LOCATION

Gemini Business Park is an established industrial estate in Beckton, East London. Located one mile from the A13/A406 interchange, servicing East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 9	8,593	798
Unit 14	11,676	1,085
Total	20,269	1,883

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The properties are available by way of an assignment or subletting of the existing lease with the expiry date of June 2029. Rent available on application.

EPC The units are jointly rated 72 - C.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 16-Jun-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Richard Flood
0775 467 4580
rflood@lsh.co.uk

Charis Lovegrove
07566 794 225
clovegrove@lsh.co.uk