

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

NOTABLE LOCAL
OCCUPIERS INCLUDE



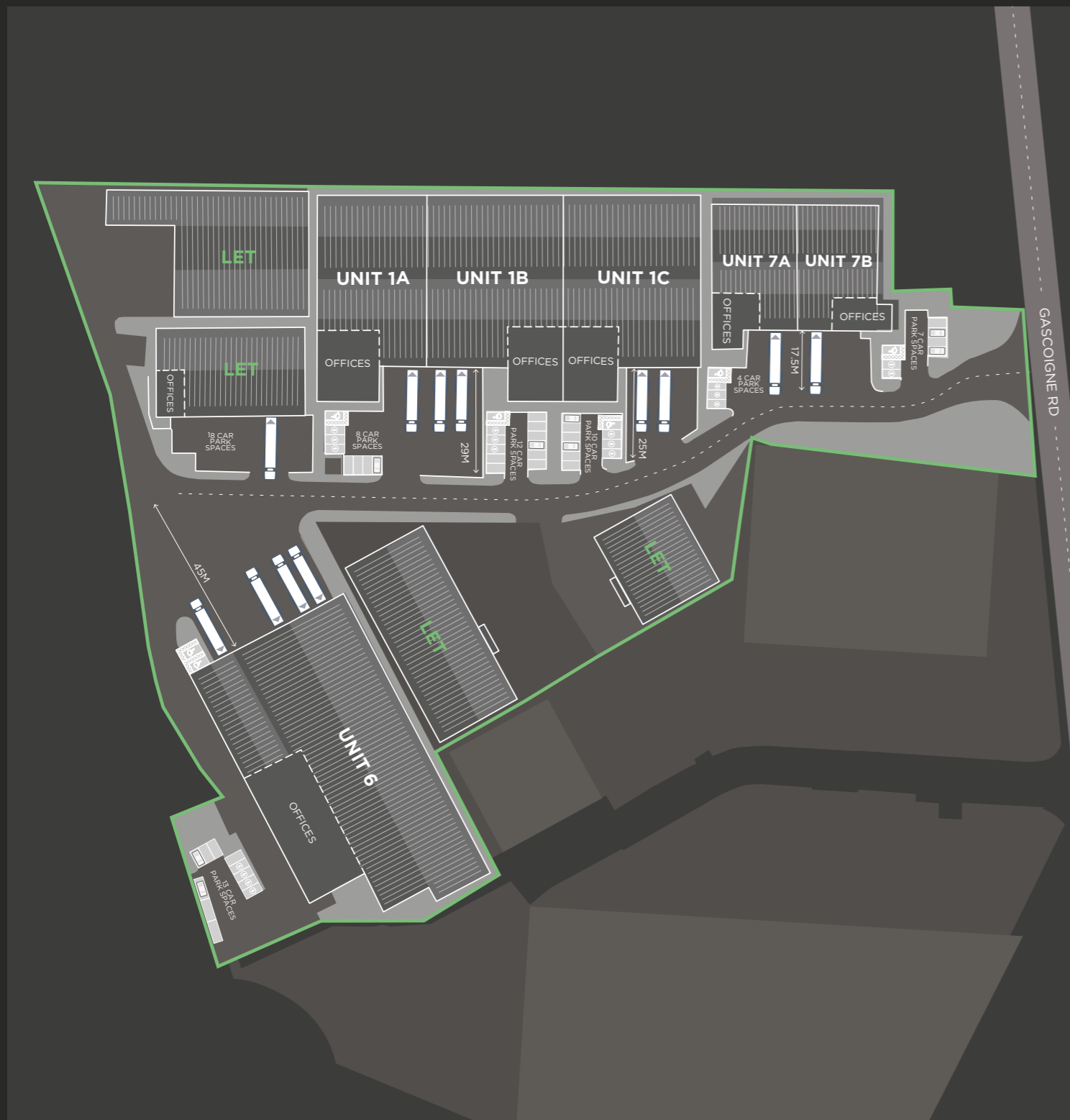
halfords



babcock

10,291 SQ FT - 64,198 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS



DESCRIPTION

The estate consists of six high specification self-contained warehouses comprising two brand new and four 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 | EAVES HEIGHT |
|------|------------|--------------|-------------|------------|--------------|
| 1A | 15,574 | 3,809 | 19,383 | 1,801 | 7.4M |
| 1B | 18,797 | 3,602 | 22,399 | 2,081 | 7.4M |
| 1C | 18,925 | 3,491 | 22,416 | 2,083 | 7.4M |
| 6 | 38,347 | 7,341 | 45,688 | 4,245 | 6.7M |
| 7A | 8,350 | 2,463 | 10,812 | 1,005 | 8.5M |
| 7B | 8,055 | 2,236 | 10,291 | 956 | 8.5M |

- 6.7-8.5M 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
- 3.5 ACRES



Unit 6 Dock Level Doors



Unit 1B Warehouse



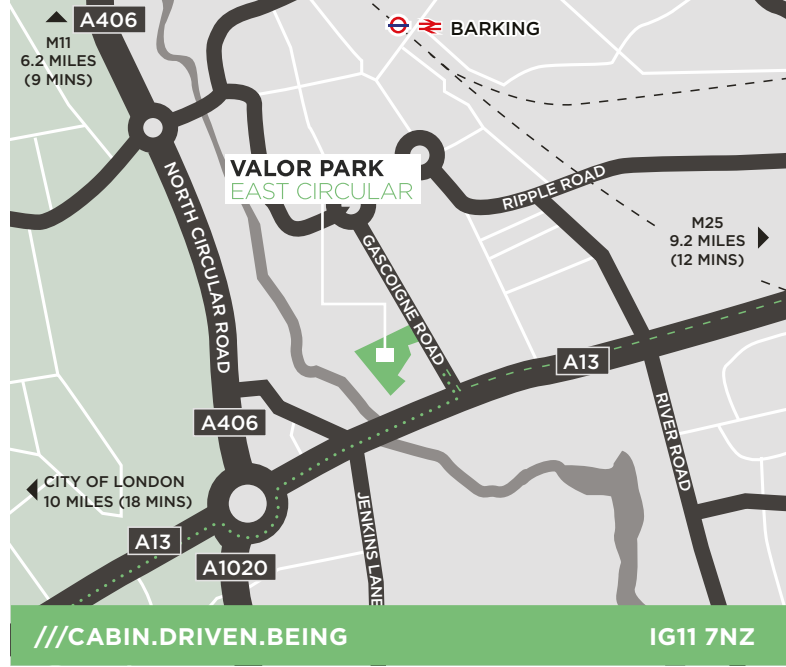
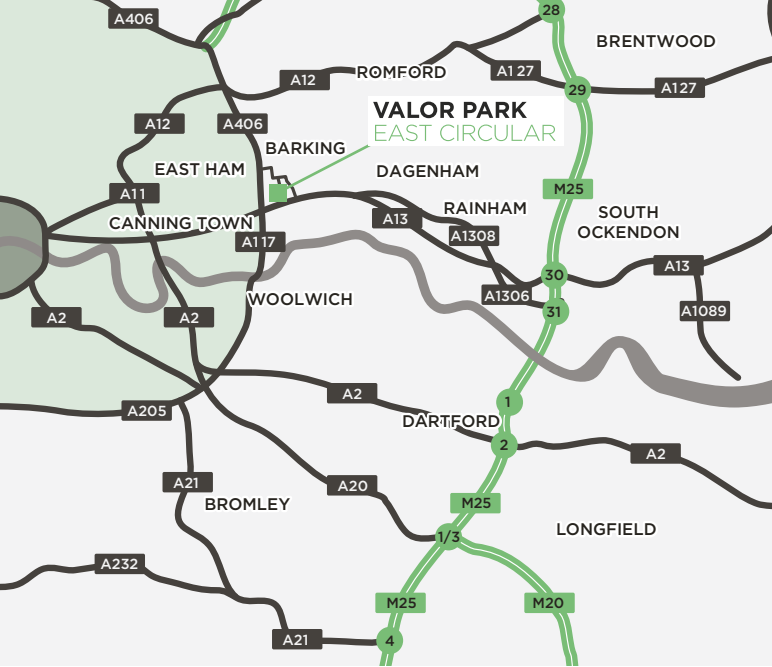
Unit 6 Warehouse



Unit 6



Security Hut and Gated Entrance



///CABIN.DRIVEN.BEING

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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