

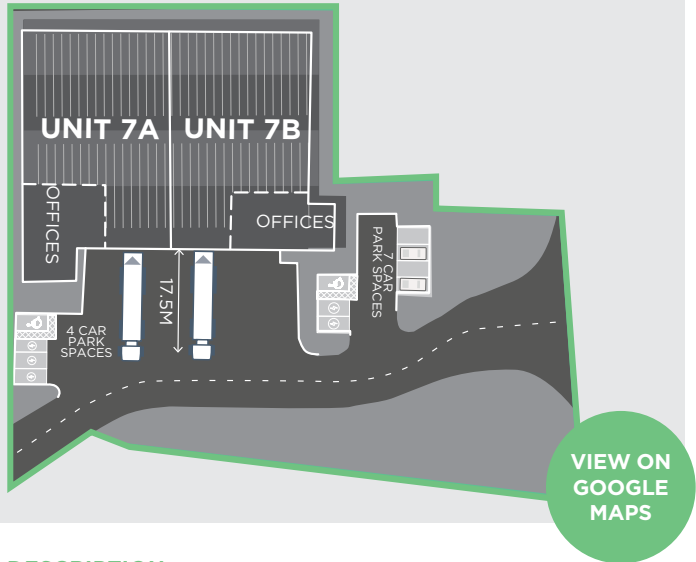
VALOR PARK

EAST CIRCULAR PHASE 1

UNITS 7A-B



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
10,291 SQ FT (956 SQ M) – 21,103 SQ FT (1,961 SQ M)
AVAILABLE NOW TO LET



DESCRIPTION

Units 7A-B are built of steel portal frame construction on a secure fenced site with high quality first floor offices to the front. Loading is by way of level electric roller shutter doors accessed from the yard area which has a maximum depth of 17.5m. The warehouse has an eaves height of 8.5m.

UNIT	CORE SQ FT	OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M
7A	8,350	2,463	10,812	1,005
7B	8,055	2,236	10,291	956

AMENITIES

- 1 roller shutter door
- Secure
- 2-3 electric parking spaces
- 4-7 car parking spaces
- 8.5m eaves height
- 17.5m yard depth

EPC

EPC A.

RENT

Upon Application.

COSTS

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

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

SOURCE: FREEMAPTOOLS.COM

5,662,942 PEOPLE
LIVE WITHIN A 15 MILE RADIUS

3,669,409 PEOPLE
LIVE WITHIN A 10 MILE RADIUS

1,014,221 PEOPLE
LIVE WITHIN A 5 MILE RADIUS

LOCATION

The property is situated just off the west side of Gascoigne Road which leads south to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road/M11 and east to the M25 (Junction 30/31).

ROAD	MILES
A13	0.1
A1020	0.3
A12	4.3
M11 J4	5.6
M25 J30	9.2
CITY OF LONDON	10.3
WEST END	11.0
AIRPORT	MILES
LONDON CITY	3.6
STANSTED	29.4
GATWICK	37.7

RAIL	MILES
BARKING	1.6
STRATFORD INTL.	8.7
LDN LIVERPOOL ST	9.5
EBBSFLEET INTL.	19.5
PORT	MILES
DP WORLD	19.0
DOVER	72.9
FELIXSTOWE	83.8



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