

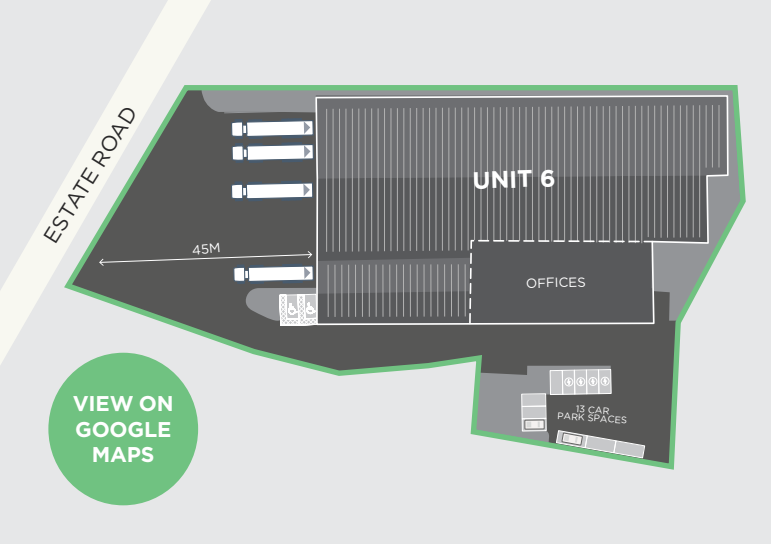
VALOR PARK

EAST CIRCULAR PHASE 1

UNIT 6



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNIT
45,688 SQ FT (4,245 SQ M)
AVAILABLE NOW TO LET



DESCRIPTION

Unit 6 comprises a detached fully refurbished steel portal frame warehouse on a secure fenced site with high quality first floor offices to the front. Loading is by way of 3 level electric roller shutter doors accessed from the yard area which has a maximum depth of 45m. The warehouse has an eaves height of 6.7m.

UNIT 6	SQ FT	SQ M
Warehouse	38,347	3,563
Offices	7,341	862
Total GEA	45,688	4,245

AMENITIES

- 2 roller shutter doors
- Secure unit
- 4 electric parking spaces
- 52 car parking spaces
- 6.7m eaves height
- 45m 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



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	RAIL	MILES
A13	0.1	BARKING	1.6
A1020	0.3	STRATFORD INTL.	8.7
A12	4.3	LDN LIVERPOOL ST	9.5
M11 J4	5.6	EBBSFLEET INTL.	19.5
M25 J30	9.2		
CITY OF LONDON	10.3	PORT	MILES
WEST END	11.0	DP WORLD	19.0
		DOVER	72.9
AIRPORT	MILES	FELIXSTOWE	83.8
LONDON CITY	3.6		
STANSTED	29.4		
GATWICK	37.7		



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