

UNITS TO LET

c. 5,800 ft²



TO BE
REFURBISHED



NEW ROOF WITH
PV PANELS TO
BE INSTALLED



FORECOURT &
LOADING FACILITIES



INDICATIVE

CGI IMAGE



www.ipif.com/beckton

INDUSTRIAL / WAREHOUSE UNITS TO LET

RODING ROAD, LONDON INDUSTRIAL PARK
UNITS 78 & 82, RODING ROAD, BECKTON, LONDON, E6 6LS

IPIF

LOCATION

London Industrial Park is located to the south side of the A13, off the Woolwich Manor Way (A117) with Roding Road being a continuation of the main Alpine Way estate road. The A13 provides a direct link to both the M25 (Junction 30), the City and the Blackwall Tunnel, together with the A406 North Circular Road providing a direct link to the M11 Motorway (junction 4). Beckton DLR station is approximately 10 minutes' walk from the property and the estate is therefore easily accessible by both private and public transport.



E6 6LS

/// what3words.com/dash.cape.sport

London City Airport

12 min

Canary Wharf

13 min

London Bridge

30 min

17 min

25 min

39 min

* Drive and train times approximate. Train times from Beckton DLR station. Sourced by Google Maps.

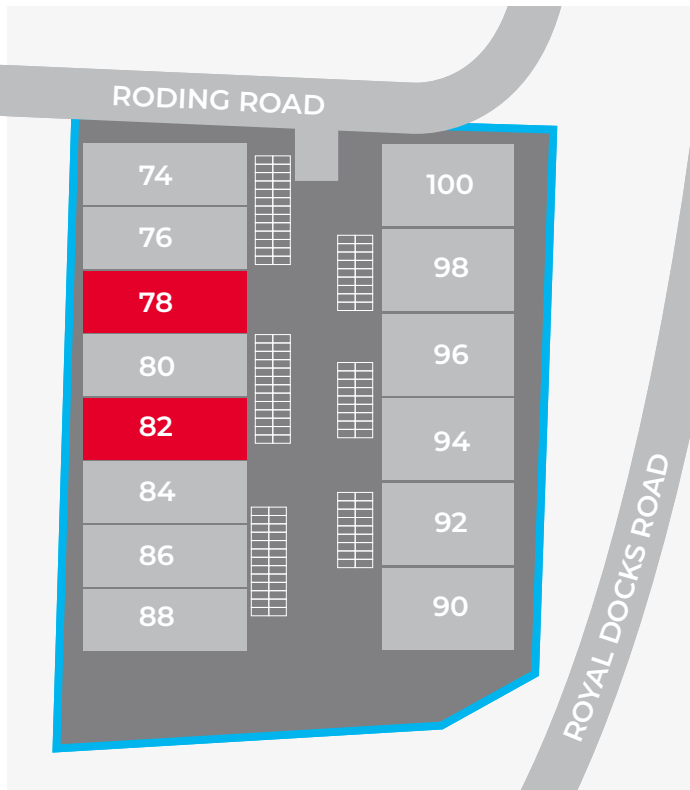


DESCRIPTION

The properties comprise single storey industrial/warehouse units with first floor offices. The units are to be fully refurbished by the landlord.

SPECIFICATION

- PV panels to be installed
- VRF split heating / cooling system
- LED Lighting
- Steel portal frame construction with new roof
- 6m minimum internal eaves height
- Forecourt and loading facilities
- First floor offices
- Trade counter potential (subject to consents)



ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 78	FT ²	M ²	EPC
Ground Floor	5,257	489	Target B (min)
First Floor	553	51	
TOTAL	5,810	540	

UNIT 82	FT ²	M ²	EPC
Ground Floor	5,294	492	Target B (min)
First Floor	470	44	
TOTAL	5,764	536	

*Up-to-date EPCs will be commissioned following completion of the refurbishments.

LEASE TERMS

The units are available on new FRI leasing terms. Full quoting terms and rents are available upon application.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

Available upon request.



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