

VALOR PARK EAST CIRCULAR PHASE 2



PRIME URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE A13 AND NORTH CIRCULAR (A406)
27,408 SQ FT (2,546 SQ M) – 85,109 SQ FT (7,907 SQ M)
AVAILABLE TO LET

0.6 MILES TO NORTH CIRCULAR (A406) 10 MILES TO CENTRAL LONDON

NOTABLE LOCAL
OCCUPIERS INCLUDE



TK MAXX

GALLIONS
REACH SHOPPING
PARK

TESCO
EXTRA

BEST WAY
WHOLESALE

POWERLEAGUE

BECKTON
TRIANGLE
RETAIL PARK

PHASE TWO

B&Q
BECKTON

SHURGARD
SELF-STORAGE

DHL DPD

TRAVELODGE

ROYAL DOCKS ROAD

A13

NEWHAM WAY

NORTH CIRCULAR ROAD

A406

ALFRED'S WAY

VALOR
EAST CIRCULAR
PHASE 1

URBAN LOGISTICS MADE EASY

The estate consists of four newly constructed Grade A warehouses, built to a high specification using steel portal frame construction. Each warehouse is detached, featuring secure, extensive yards and separate staff car parking. The units are designed to be highly energy-efficient, an EPC A+ rating and BREEAM Excellent certification. ESG features include EV charging stations and LED lighting.

ACCOMMODATION (GEA)

UNIT	WAREHOUSE SQ FT	OFFICE CORE SQ FT	FF OFFICE SQ FT	SF OFFICE SQ FT	PLANT DECK	TOTAL SQ FT	TOTAL SQ M
100	68,017	1,588	6,084	6,084	3,336	85,109	7,907
200	21,513	1,229	4,666	-	-	27,408	2,546
300	61,620	1,168	4,803	4,803	4,807	77,201	7,172
400	28,842	1,178	4,990	-	-	35,010	3,253

UNIT	EAVES HEIGHT (M)	YARD DEPTH (M)	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING
100	15	55.5	7	1	75
200	10	27	0	2	15
300	15	37	7	2	30
400	12.5	34	0	3	17



ELECTRIC CAR CHARGING POINTS



1.6 MVA POWER ON SITE



C.116 COVERED CYCLING PARKING SPACES



CAT A OFFICE ACCOMMODATION



BIODIVERSITY NET GAIN



24/7 UNRESTRICTED USE



UP TO 55.5M YARD DEPTH



BREEAM EXCELLENT



SECURE YARDS



PIR OFFICE LIGHTING CONTROLS



PV CELLS

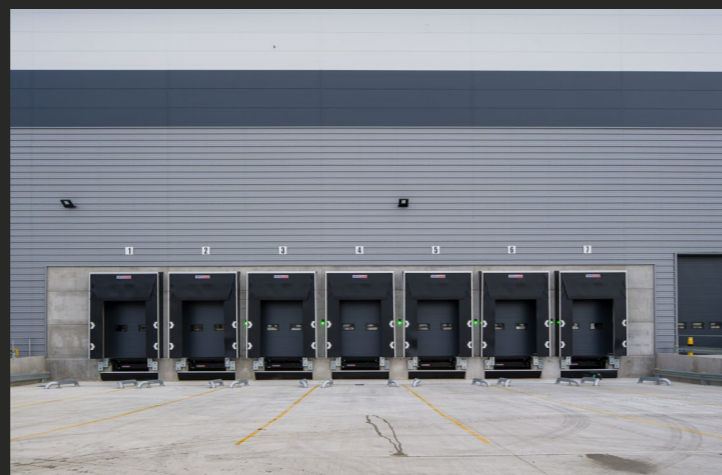


USE CLASSES B2 AND B8



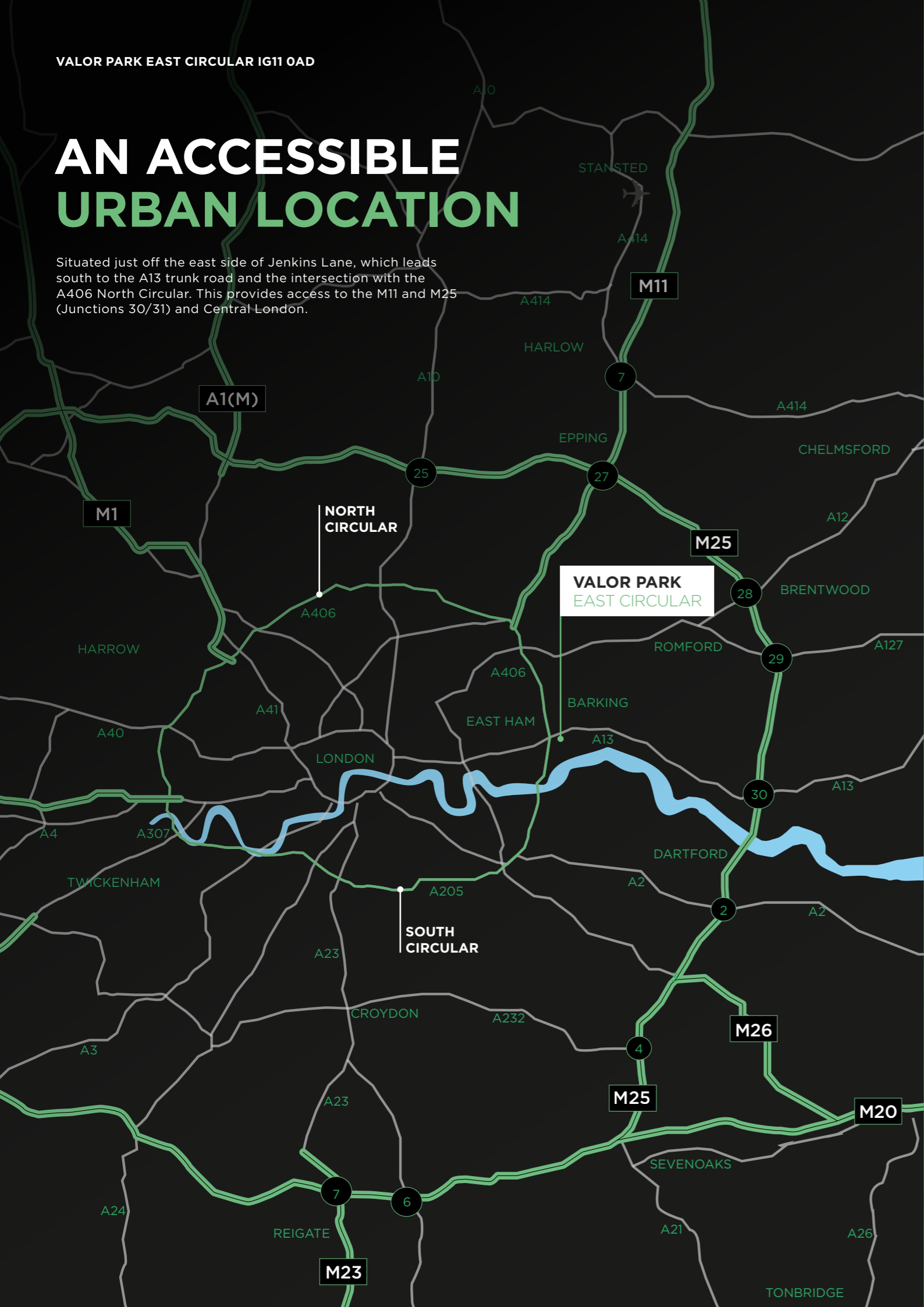
3.5 ACRES





AN ACCESSIBLE URBAN LOCATION

Situated just off the east side of Jenkins Lane, which leads south to the A13 trunk road and the intersection with the A406 North Circular. This provides access to the M11 and M25 (Junctions 30/31) and Central London.



LOCATED IN THE LONDON BOROUGH OF NEWHAM, ONE OF THE FASTEST GROWING LONDON POPULATIONS



0.1 MILES TO A13

0.6 MILES TO A406

3,669,409

POPULATION WITHIN 10 MILES



9%

OF THE LOCAL POPULATION EMPLOYED IN MANUFACTURING, TRANSPORT AND STORAGE SECTORS



87.7%

NVQ1 QUALIFIED

AN ACCESSIBLE URBAN POPULATION

The site offers a prime position within one of the UK's most strategically connected logistics hubs. With excellent access to major transport routes, including nearby motorways, rail freight terminals, and ports, ensuring seamless distribution across London, the Southeast, and the rest of the UK. The location provides the perfect blend of accessibility and operational efficiency, making it an ideal base for businesses looking to optimise their supply chain and grow their reach.

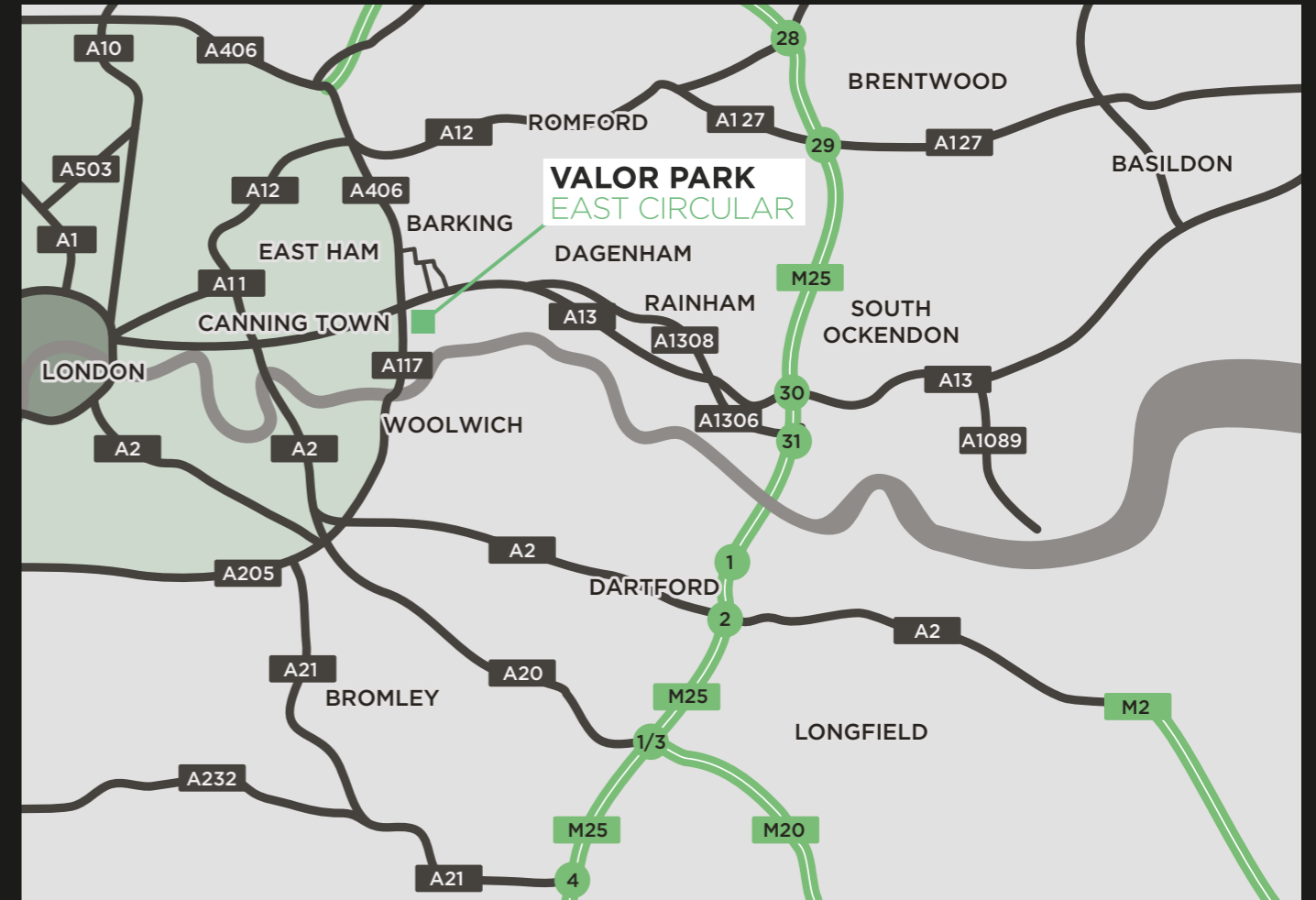
TRANSPORT CONNECTIONS

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

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30
GATWICK	37.7	1 hr 5

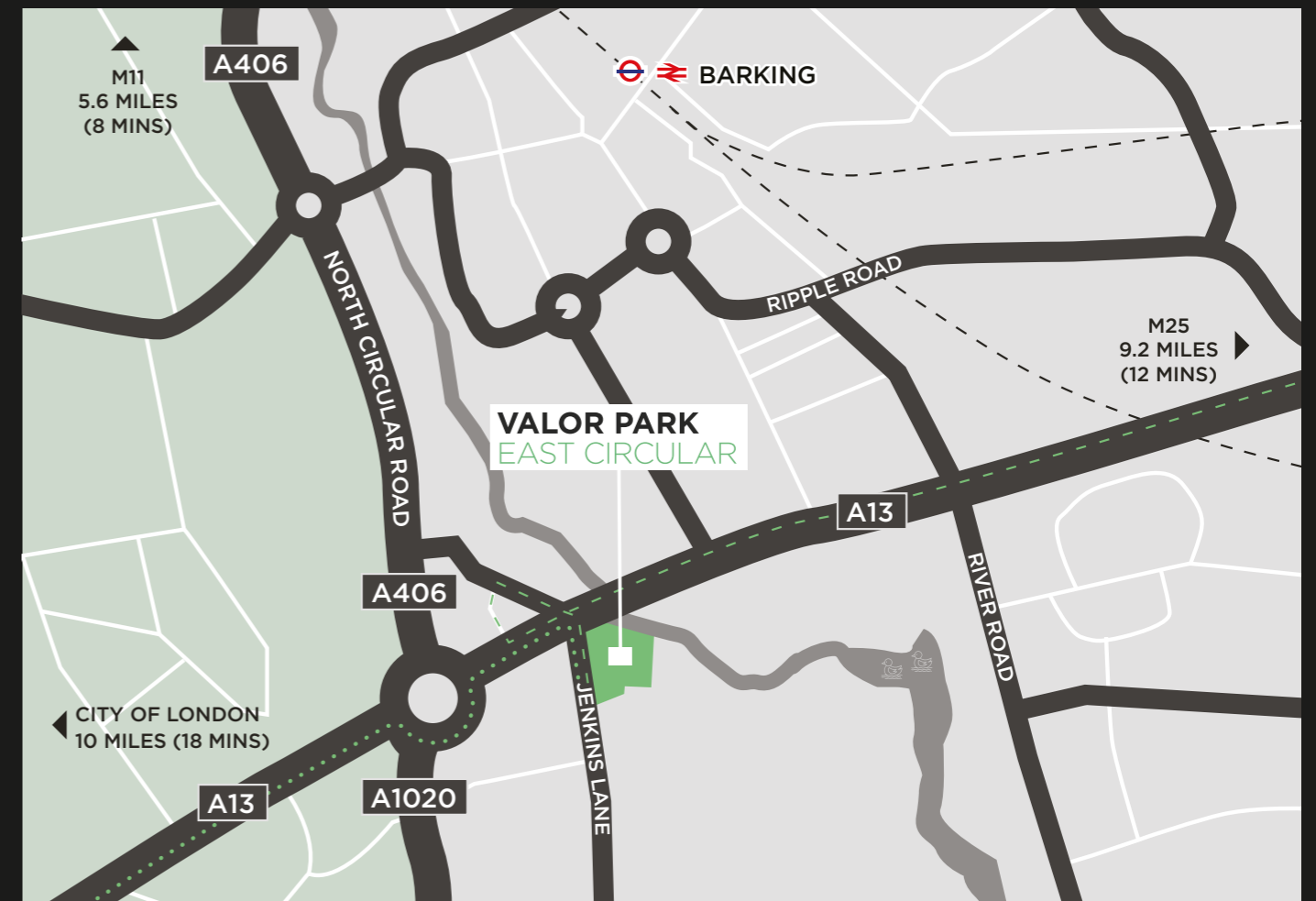
PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
FELIXSTOWE	83.8	1 hr 25

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
EBBSFLEET INTERNATIONAL	19.5	28



///SINCE.SERVED.SHARES

IG11 OAD



VALORPARKEASTCIRCULAR2.COM

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:



Dom Whitfield
dwhitfield@savills.com
07870 555 936

Natasha Ryan
natasha.ryan@savills.com
07812 760 310

Nick Steens
nick.steens@savills.com
07816 184 193



Richard Flood
rflood@lsh.co.uk
07754 674 580

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



Jake Huntley
jake.huntley@dtre.com
07765 154 211

Robert Cohu
robert.cohu@dtre.com
07860 659 043

Hugh Stanton
hugh.stanton@dtre.com
07730 357 434