



TO LET

Units 4 & 5 Europa Trade Park

Cody Road, Canning Town, London, E16 4SP

Available Now

6,359 - 12,803 SQ FT
(591 - 1,189 SQ M)

Key Points:

- Available Individually or Combined
- Electric Roller Shutter Loading Door
- 5.8m Eaves Height
- Nearby Occupiers include Screwfix, Howdens, Selco and Toolstation
- First Floor Office Space
- 3 Dedicated Parking Spaces Per Unit
- Close Proximity to Star Lane DLR Station

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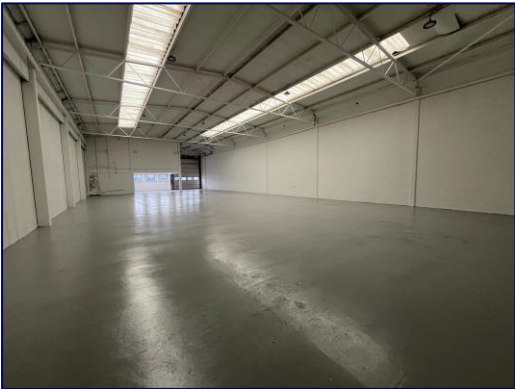
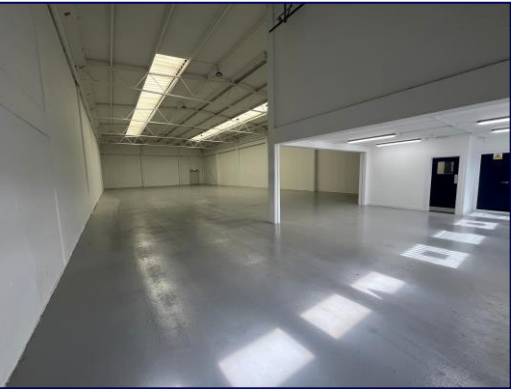
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Description

Units 4 & 5 Europa Trade Park are consecutive industrial units with Unit 5 being end of terrace.

The units both benefit from 1 electric roller shutter loading door, first floor office space and 3 dedicated parking spaces each.



Rent

Rent on Application

Energy Performance Rating

Unit 4 – B30 Unit 5 – B34

Terms

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

Further details available upon request.

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

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

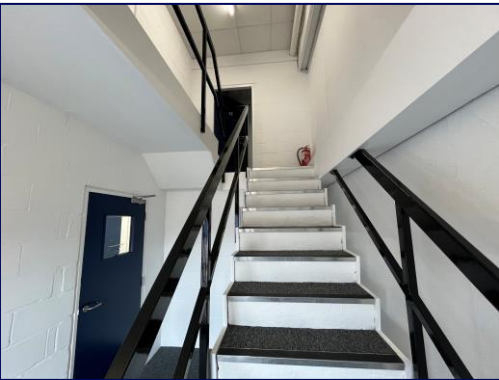
VAT

All prices and other costs quoted exclusive of VAT.

Floor Areas

The Property has the following approximate gross internal (GIA) floor areas:

	Area (Sq. ft.)	Area (Sqm)
<i>Unit 4</i>		
First Floor	624	58
Ground Floor	5735	532.8
Total	6,359	590.8
<i>Unit 5</i>		
First Floor	634	58.9
Ground Floor	5810	539.8
Total	6,444	598.7
<i>Units 4 & 5</i>		
Total	12,803	1189.5

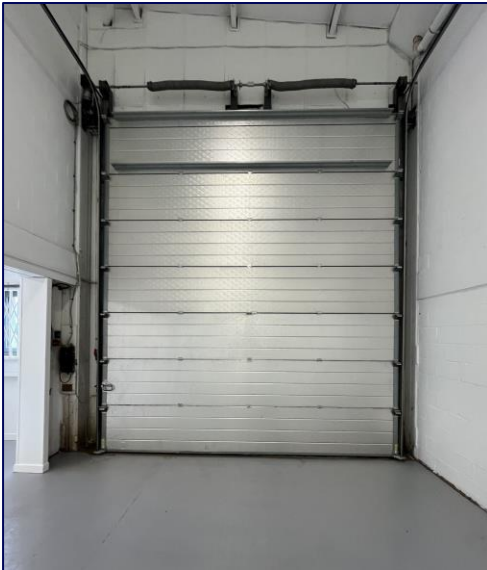




Location

Europa Trade Park is located in a well-established industrial area in East London. Situated approximately 7 miles east of Central London, the park is close to major hubs including London City Airport, Stratford and Canary Wharf. Local occupiers include Screwfix, Toolstation, Selco, Howdens and Brandon Hire.

The estate benefits from strong road links via the A13, with the A406 North Circular and M25 motorway easily accessible; providing direct routes to Greater London and beyond. Public transport connections are strong, with Star Lane DLR station and Canning Town station nearby, offering fast links to the London Underground and National Rail services. Stratford station also provides access to the Elizabeth Line, with direct services to Tottenham Court Road (13 minutes) and Heathrow Airport (44 minutes).





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Disclaimer

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Anti Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to

complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

