AVAILABLE NOW

FULLY REFURBISHED

CANNING TOWN
BUSINESS PARK

STEPHENSON STREET | LONDON E16 4SA



- London Zone 2 & 3
- 2.6 miles from Canary Wharf
- Easy access to The City & West End

London Zone 2/3 Location

The property is situated within Canning Town Business Park located on Stephenson Street, an established industrial location servicing Canary Wharf, Docklands and the City of London. The site is just 2.6 miles from Canary Wharf, just north of the A13 providing westbound access to the M25. Directly opposite Star Lane DLR station which links to Stratford International & Canning Town (Jubilee Line).

Occupiers located on the estate are Edmundson Electrical, CEF, CMT, Toolstation, Screwfix, Getty Images, Rico Logistics, Capita, Morson Group, SPS and FDM.

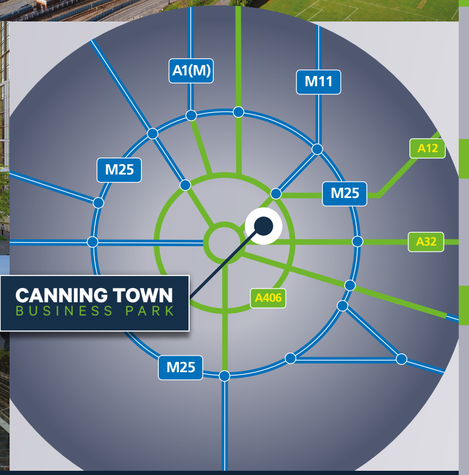




300m from the new TWELVETREES PARK development of **3,838 new homes**







Road	Distance	Drive-time
A13	0.7 miles	3 minutes
A12 / A102	1.4 miles	6 minutes
M11	7.2 miles	18 minutes
M25	15.9 miles	22 minutes

Underground / DLR	Distance	Drive-time
Star Lane	0.3 miles	2 minutes
West Ham	0.5 miles	2 minutes
Canning Town	0.7 miles	7 minutes

Location	Distance	Drive-time
Olympic Stadium	3.0 miles	17 minutes
London City Airport	3.2 miles	11 minutes
Canary Wharf	2.6 miles	10 minutes
West End	7.7 miles	45 minutes

Distances and drive-times sourced from Google Maps.

Unit 9

Unit 9 comprises a modern end of terrace warehouse unit of steel portal frame construction with steel clad elevations. The unit has an eaves height of 8.5m, two level access loading doors and fully fitted first floor offices. There is a loading yard and car parking to the front.

The unit is fully refurbished and ready for occupation.

Specification

- Fully refurbished
- End of terrace
- 8.5m eaves height
- 2 level access loading doors
- 20m yard depth
- 1st floor fully fitted offices
- Gated entrance to the estate
- 37.5kN/m² floor loading

Sustainability & Green Credentials

- EPC Rating of A-18
- BREEAM Rating of 'Very Good'
- EV charging points
- LED lighting
- PV solar roof panels

Accommodation (GEA)

UNIT 9	SQ M	SQ FT
Ground Floor Warehouse	1,320	15,767
First Floor Offices	408	2,846
Total	**1,728**	**18,613**

The property has been measured in accordance with the RICS Code of Measuring Practice to a Gross External Area.

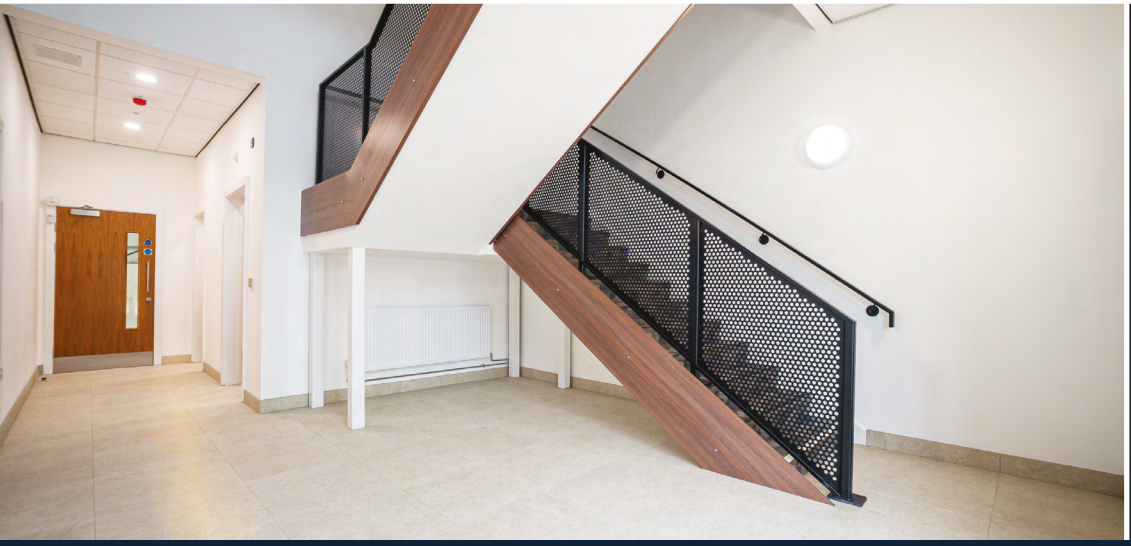




UNIT 9 | CANNING TOWN BUSINESS PARK | STEPHENSON STREET | LONDON E16 4SA









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