

TO LET

Industrial / Warehouse Unit

2,980 sq. ft. (277 m²)

UNIT F, PROJECT PARK,

North Crescent, Canning Town, London E16 4TQ



- Gated estate
- Ground and first floor office accommodation
- Excellent road links

- 5.56m min. eaves height
- Close proximity to Star Lane DLR
- Kitchen and WC facilities

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is located on the popular Project Park estate on North Crescent which forms part of the Cody Road area and therefore within easy reach of the A13, A11 and A102 Blackwall Tunnel Road. The estate benefits from close proximity to Star Lane DLR station in addition to bus routes running throughout the industrial area.

DESCRIPTION

The property, situated at the front of the estate, comprises an end of terrace industrial/warehouse unit with allocated car parking. Loading is via an electrically operated up and over roller shutter door. Internally, the unit benefits from ground and first floor ancillary office accommodation which has been extended by the current tenant to provide additional office space at ground floor level, which can be left in situ or removed. The unit further benefits from WC and kitchenette facilities. Externally, the unit benefits from security shutters over the personnel door and windows.

ACCOMMODATION

Ground Floor:	1,594 sq. ft. (148 m ²)
Ground Floor - Office:	693 sq. ft. (64 m ²)
First Floor - Office:	693 sq. ft. (64 m ²)
Total:	2,980 sq. ft. (277 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing insuring lease and terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation Office Agency, we are advised that the property has a rateable value of £39,500. Interested parties are advised to make their own enquiries of the London Borough of Newham.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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