TO LET

Industrial / Warehouse Unit

3,845 sq. ft. (357 m²)

1 BEEBY ROAD,

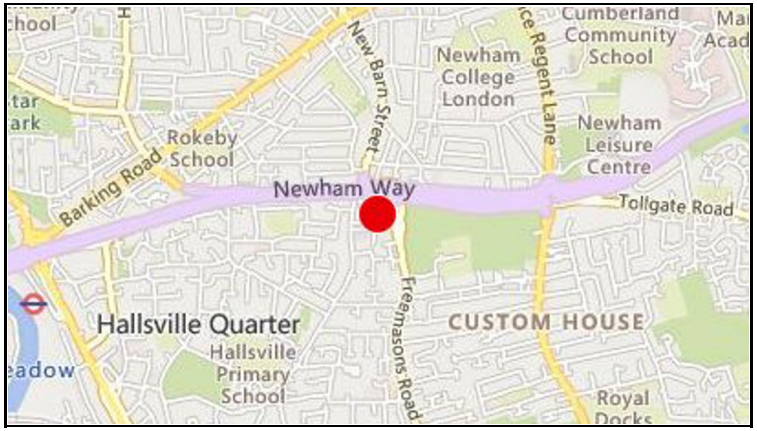
London E16 1QJ



- Gated and fenced yard area
- Gas supply
- Two electric roller shutters
- 3-Phase power
- Good prominence onto the A13

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU







LOCATION

The property is prominently located at the junction of Beeby Road and Newham Way (A13), approximately 0.8 miles east of the Canning Town flyover. The location offers excellent access to Canary Wharf, the Royal Docks and Central London. The A406 (North Circular) is approximately 3 miles to the east, providing direct links to the M11 and the national motorway network.

DESCRIPTION

The property comprises a detached unit of brick construction with a truss roof. Internally, the property comprises a warehouse/workshop with mezzanine storage. The property benefits from staff welfare / breakout facilities, allocated WCs and office accommodation. Externally, the property benefits from a secure yard with electric roller shutter access, with the back section covered.

ACCOMMODATION

Total:	**3,845 sq. ft. (357 m²)**
Mezzanine:	*3,002 sq. ft. (278.89 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 and insuring lease on 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 VOA, we are advised that the property has a rateable value of £38,000. 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 at Band D.

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:

Kieran Conlan
Tel: 01708 963442 / 07969 743810
Email: kieran.conlan@kemsley.com

Ben Collins
Tel: 01708 759887 / 07740 565222
Email: ben.collins@kemsley.com

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