

TO LET

Industrial / Warehouse Unit

2,327 sq. ft. (216 m²)

UNIT D, PROJECT PARK,

North Crescent, Canning Town, London E16 4TQ



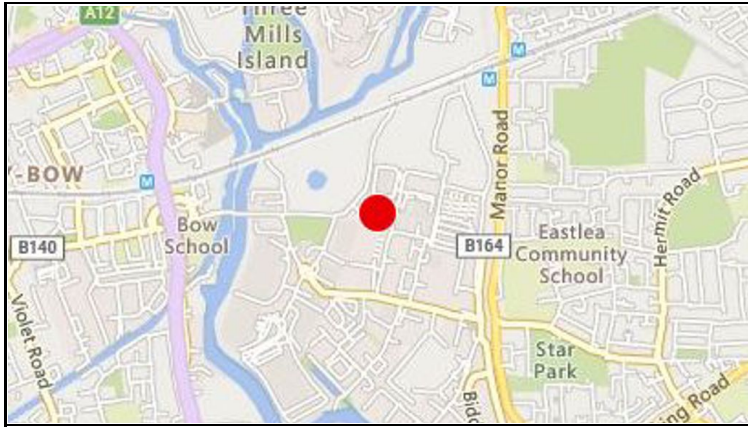
- Gated estate
- 5.5m min. eaves height
- Ancillary office and WC facilities

- CCTV cameras covering whole estate
- 3 phase power and gas supply
- Excellent road and transport links

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350

www.kemsley.com



LOCATION

The property is located on the popular Project Park Estate on North Crescent which forms part of the Cody Road industrial area in Canning Town. The property benefits from excellent road links with the A12 and A13 within half a mile of the property. The estate is also within walking distance to Star Lane DLR station in addition to bus routes running throughout the industrial area providing easy access by way of public transport and car.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit providing clear warehouse accommodation throughout and access via a sectional up and over loading door plus separate personnel entrance. The unit benefits from an ancillary office and WC facilities. Externally, the property benefits from allocated parking and dedicated loading area.

ACCOMMODATION

Total: **2,327 sq. ft. (216 m²)**

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

TENURE

The property is available 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

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at rating 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:

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