

TO LET

Industrial / Warehouse Unit

13,307 sq. ft. (1,236 m²)

UNIT 34-36, LONDON INDUSTRIAL PARK,
Eastbury Road, Beckton, London E6 6LP



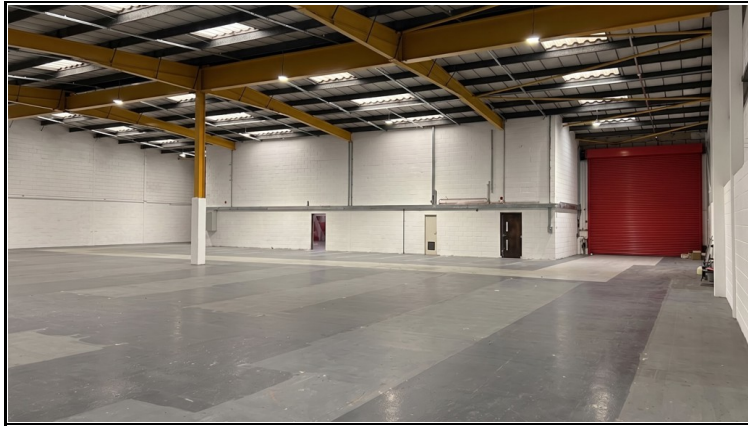
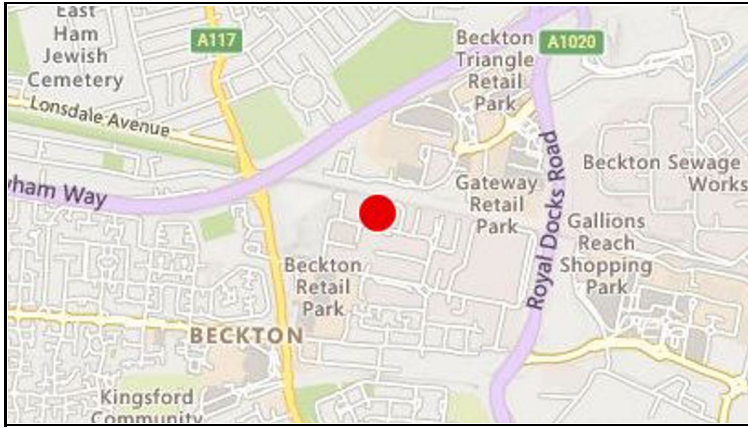
- Min. eaves height 5.5m
- First floor offices
- 3-Phase power and gas

- 2x new electric roller shutter loading doors
- Good loading and parking
- Excellent road links

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is located on the popular London Industrial Park which is situated to the south of the A13 at the junction with Woolwich Manor Way (A117). London Industrial Park has good access to Central London and Docklands via the A13 and North Circular Road (A406). The M11 and M25 motorways are easily accessible. London City Airport is approximately 2 miles to the south and Beckton DLR station is within 10 minutes walk of the property providing regular services to Bank, Canary Wharf, Stratford and Lewisham.

DESCRIPTION

The property comprises two adjoining single storey industrial/warehouse units of steel portal frame construction with first floor offices and good loading and parking facilities. The units have been recently been refurbished.

ACCOMMODATION

Total: **13,307 sq. ft. (1,236 m²)**

The above floor areas are approximate, have been provided by our client and measured on a gross internal basis.

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 of the relevant local authority.

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 joint agents:

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