INDUSTRIAL/ WAREHOUSE UNITS TO LET

SUBSTANTIAL INCENTIVES AVAILABLE*

1A & 1B WHITINGS WAY

LONDON INDUSTRIAL PARK, BECKTON E6 6LR



RENT FROM £14.75/SQ FT* & SERVICE CHARGE OF £0.18/SQ FT

*SUBJECT TO LEASE TERMS

44,809 SQ FT (4,163 SQ M) / AVAILABLE SEPARATELY

WHITINGS WAY
LONDON INDUSTRIAL PARK



WHITINGS WAY
LONDON INDUSTRIAL PARK

Prime Industrial Location.



London Industrial Park is a key industrial and logistics location. The estate has excellent connectivity with close proximity to the A13 and A406, providing good access to the M11, M25 and Central London.

The City of London to the west is approximately 7 miles away and is easily reached via the A13. Beckton DLR Station is a short walk from the property, providing DLR connections to Canary Wharf and the City. Canning Town Station, accessible via the DLR, is approximately 3 miles away providing Jubilee Line services into the West End.

Elizabeth Line services are available from nearby Custom House Station. Multiple bus routes pass along Woolwich Manor Way which is a short walk from the property.

DRIVE TIMES

A13	0.4 miles / 2 mins
Beckton DLR Station (10 minute walk)	0.5 miles / 3 mins
A406 / North Circular	1.1 miles / 4 mins
London City Airport	3.0 miles / 8 mins

A12	5.2 miles / 9 mins
M11	6.4 miles / 10 mins
City of London	7.0 miles / 16 mins
M25 J30 / approach to Dartford Crossing	11 miles / 16 mins

WHITINGS WAY
LONDON INDUSTRIAL PARK

Accommodation.

The properties are situated on Whitings Way, and comprises a steel portal frame industrial/ warehouse with ancillary office accommodation on 1st and 2nd floors. The property has been fully refurbished, including a new roof and LED lighting throughout. The properties benefit from front, rear and side roller shutter access, with a secure yard and offices to the front.

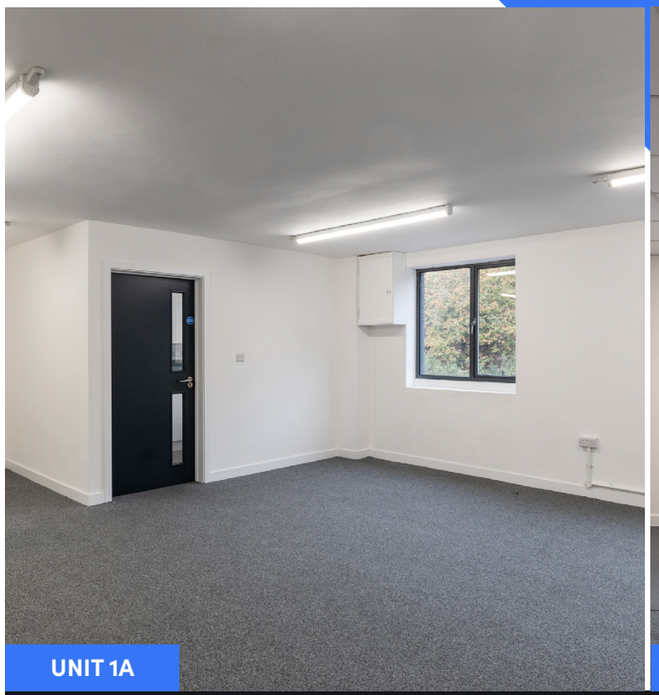


UNIT 1B

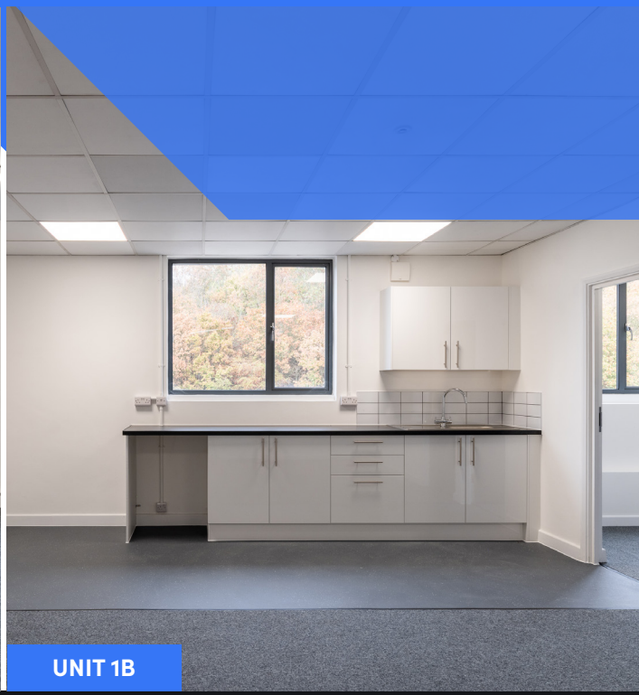
AREA	UNIT 1A		UNIT 1B		COMBINED	
Ground Floor	1,314 sq m	14,144 sq ft	2,332 sq m	25,101 sq ft	3,646 sq m	39,245 sq ft
First Floor	71 sq m	764 sq ft	134 sq m	1,442 sq ft	205 sq m	2,206 sq ft
Second Floor	111 sq m	1,195 sq ft	201 sq m	2,163 sq ft	312 sq m	3,358 sq ft
TOTAL GEA	**1,496 sq m**	**16,103 sq ft**	**2,667 sq m**	**28,706 sq ft**	**4,163 sq m**	**44,809**



UNIT 1A



UNIT 1A



UNIT 1B

- RENTS FROM ONLY £14.75/SQ FT PER ANNUM
- REFURBISHED OFFICES WITH LED LIGHTING
- SUBSTANTIAL INCENTIVES AVAILABLE*
- LOW SERVICE CHARGE (ONLY £0.18/SQ FT PER ANNUM)
- EXTENSIVELY REFURBISHED WAREHOUSE WITH MINIMUM EAVES HEIGHT OF 8M
- TWO 138KVA THREE-PHASE SUPPLIES
- SECURE YARD AREA WITH FRONT, REAR AND SIDE LOADING
- DIRECT ACCESS TO CENTRAL LONDON VIA THE A13

*SUBJECT TO LEASE TERMS

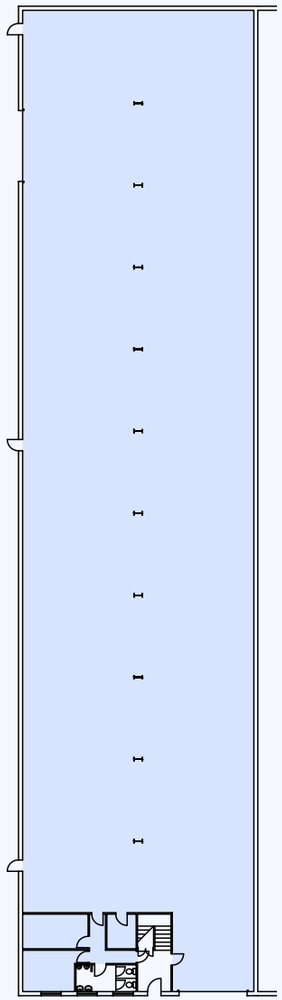
WHITINGS WAY
LONDON INDUSTRIAL PARK

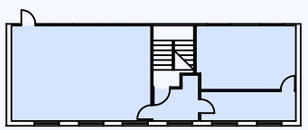


WHITINGS WAY
LONDON INDUSTRIAL PARK

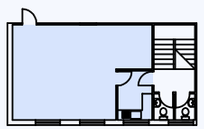
UNIT 1A







SECOND FLOOR

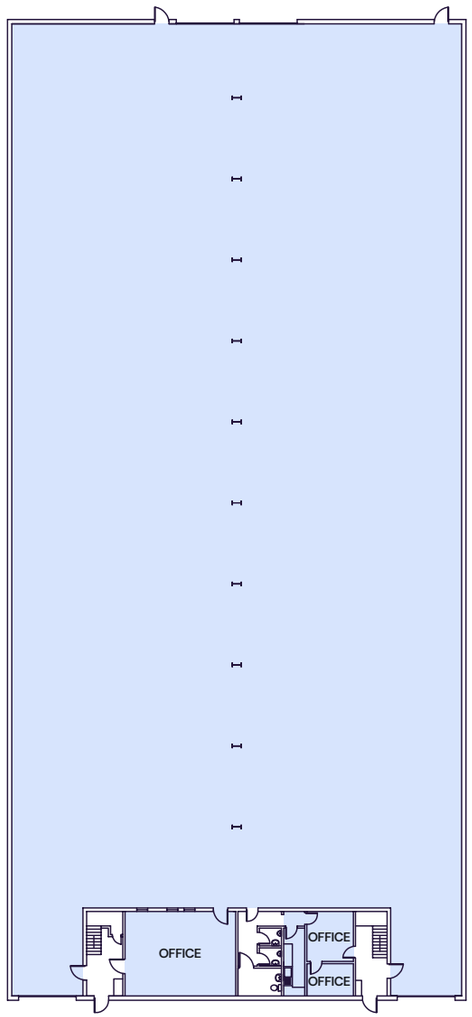


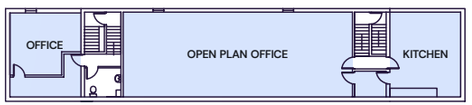
GROUND FLOOR

FIRST FLOOR

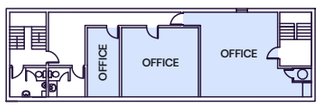
UNIT 1B







SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

PLANS NOT TO SCALE / FOR IDENTIFICATION PURPOSES ONLY.

INDUSTRIAL/ WAREHOUSE UNITS TO LET

1A & 1B WHITINGS WAY

LONDON INDUSTRIAL PARK, BECKTON E6 6LR



TERMS
The units are available to let on a new fully repairing and insuring lease for a term to be agreed.

PLANNING
The properties benefit from uses within Classes E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries with the local planning authority to confirm their proposed use is permitted.

SERVICE CHARGE
A low service charge of just £0.18 per sq ft, per annum is levied on the properties to cover landscaping, CCTV, external maintenance and signage.

POWER
The properties benefit from an upgraded power supply to two 138kVA three-phase.

EPC
The units have an EPC rating of 'C'.

RENT & INCENTIVES

	UNIT 1A		UNIT 1B		COMBINED	
	Annual Rent (£)	£/sq ft pa.	Annual Rent (£)	£/sq ft pa.	Annual Rent (£)	£/sq ft pa.
Year 1	£237,520	£14.75	£423,415	£14.75	£660,935	£14.75
Year 2	£252,615	£15.69	£450,325	£15.69	£702,940	£15.69
Year 3	£267,710	£16.62	£477,235	£16.62	£744,945	£16.62
Year 4	£282,810	£17.56	£504,150	£17.56	£786,960	£17.56
Year 5	£297,905	£18.50	£531,060	£18.50	£828,965	£18.50

Rents start from only £14.75 per sq ft. Substantial incentives* can be offered in addition.
*Subject to lease terms.

For further information please contact the joint letting agents:

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