david charles
property consultants

TO LET



# Unit 5, Eastbury Road

Beckton, E6 6LP

## 0.73 Acre Open Storage Site With Warehouse / Office Building

**32,000 sq ft**

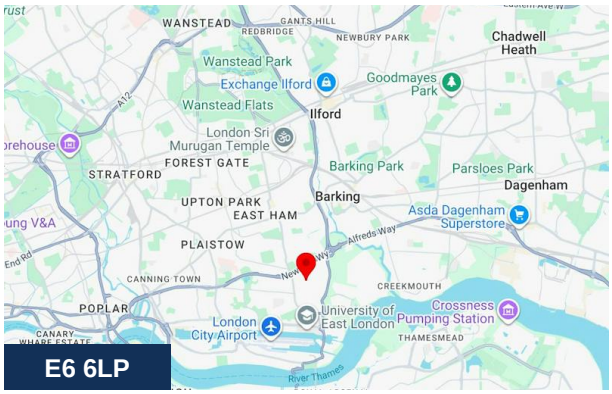
(2,972.90 sq m)

- B8 / B2 / Use Class E.
- HQ Warehouse / Office Building.
- Concrete Hard surfaced Yard.
- 3 Phase Power 100KVA.
- 24 / 7 Use.
- Waste Licence allocated to Site.

# Unit 5, Eastbury Road, Beckton, E6 6LP

## Summary

| | |
|---|---|
| **Available Size** | 32,000 sq ft |
| **Rent** | Rent on application |
| **Rates Payable** | £38,724 per annum |
| **Service Charge** | N/A |
| **VAT** | To be confirmed |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | D |








## Description

The sites comprises of a self-contained rectangular-shaped site with a central warehouse / office building. Externally, to the front there is a staff / customer car park and to the rear and side of the building is a substantial concrete hard surfaced yard.

## Location

The site is conveniently located within easy access to the A13 which in turn provides good access to Central London to the west and the M25 (Junction 30) to the east. Nearby A406 (North Circular) links to the M11 and Stansted Airport to the north. London City Airport is approximately 2 miles to the south. Beckton DLR Station is within a 10-minute' walk of the property, which provides regular services to Bank, Canary Wharf and Stratford.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Warehouse | 2,368.06 | 220 | Let |
| Ground - Reception | 1,711.46 | 159 | Let |
| 1st - Floor | 2,346.53 | 218 | Let |
| **Total** | **6,426.05** | **597** | |

## Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term by arrangement.

## Viewing & Further Information




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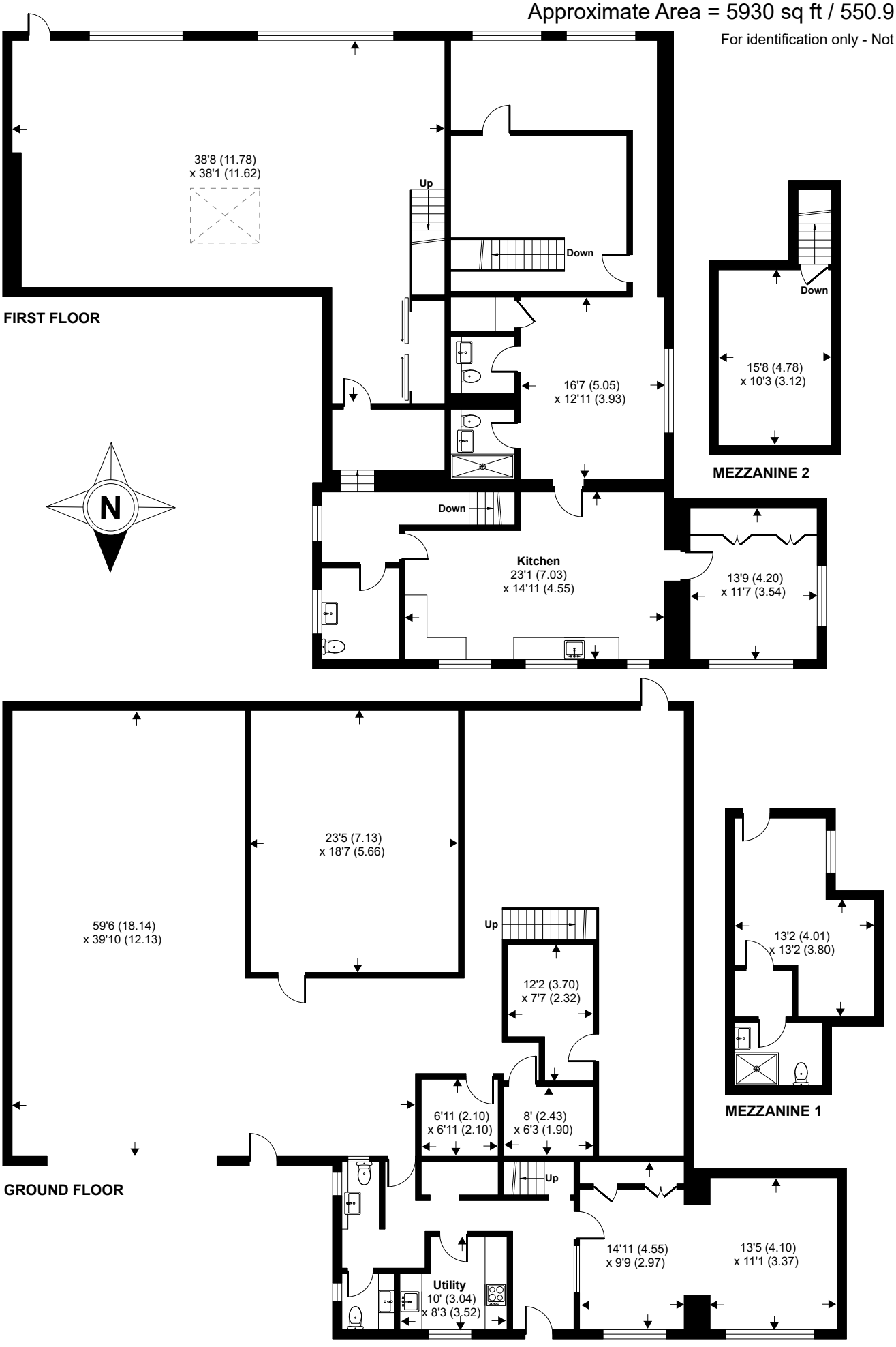




# Eastbury Road, London, E6

Approximate Area = 5930 sq ft / 550.9 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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