BECKTON | LONDON | E6 7FF

VALOR
REAL ESTATE PARTNERS

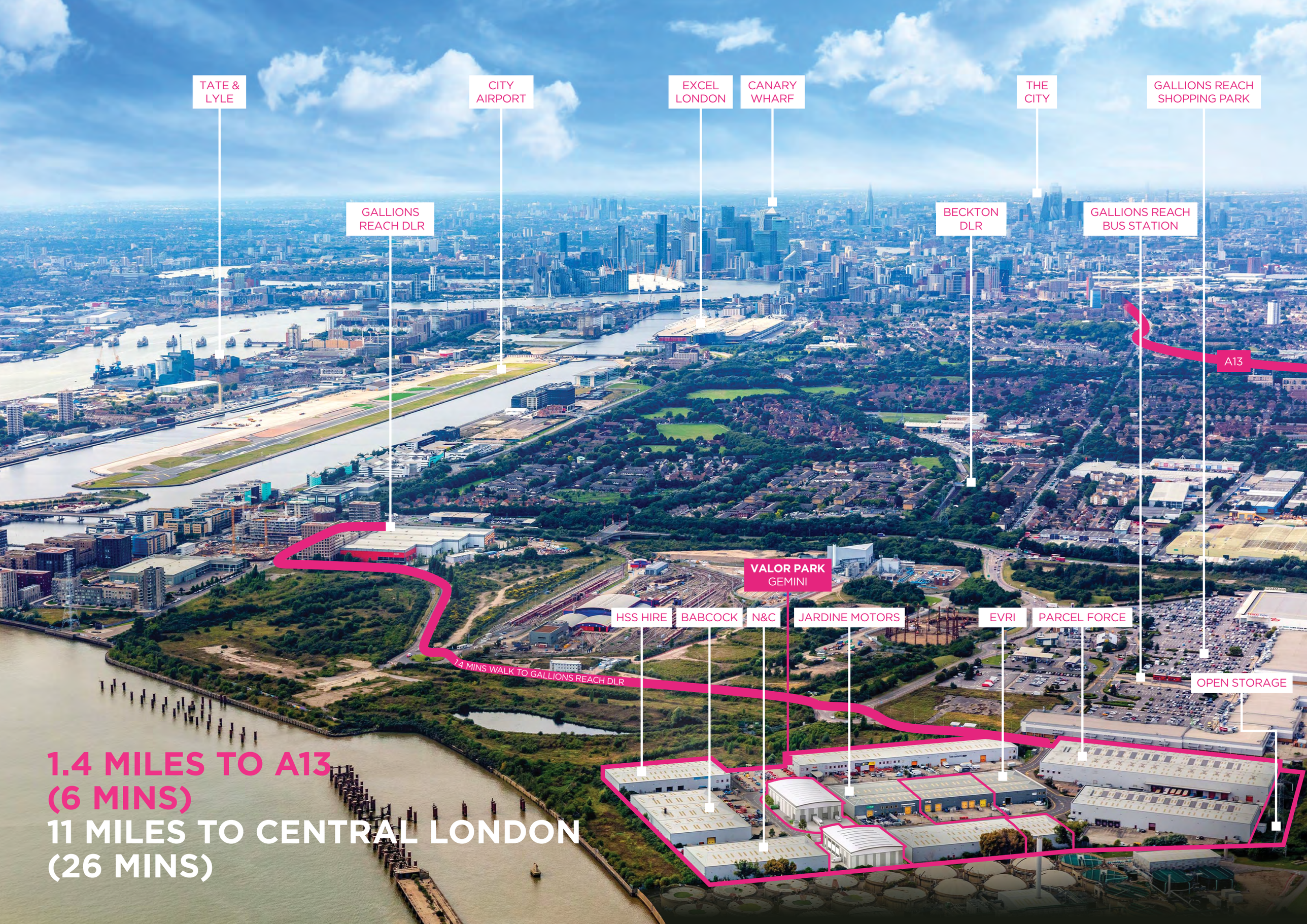
VALOR PARK
GEMINI



PRIME GREATER LONDON MULTI-OCCUPIED URBAN LOGISTICS / INDUSTRIAL ESTATE

UNITS RANGING FROM 15,812 – 26,116 SQ FT

TO LET



1.4 MILES TO A13 (6 MINS)

11 MILES TO CENTRAL LONDON (26 MINS)

VALOR PARK GEMINI E6 7FF

PRIME INDUSTRIAL UNITS TO LET
15,812 – 26,116 SQ FT

Gemini Business Park offers 4 units to let ranging in size from 15,812 – 26,116 sq ft. The units are modern, developed to an institutional specification, and of steel portal frame construction, with profiled sheet clad elevations under pitched roofs. Below is a table summarising the current availabilty and outline specification.

UNIT 10, 11, 15 & 16 - UNDER REFURBISHMENT	SQ FT	SQ M
Warehouse	19,345	1,735.0
GF Office	3,631	399.5
FF Office	3,140	291.7
Total GEA	26,116	2,426.2
Clear Height		7.3m

UNIT 19 - AVAILABLE	SQ FT	SQ M
Warehouse	13,516	1,255.7
FF Office	2,296	213.3
Total GEA	15,812	1,469.0
Clear Height		7.2m

UNIT 29 - AVAILABLE	SQ FT	SQ M
Warehouse	19,751	1,835.0
FF Office	3,187	296.1
Total GEA	22,938	2,131.1
Clear Height		10m

UNIT 30 - UNDER OFFER	SQ FT	SQ M
Warehouse	16,016	1,487.9
FF Office	2,474	229.8
Total GEA	18,490	1,717.7
Clear Height		10m

OPEN STORAGE 2 - AVAILABLE	SQ FT	ACRES
Hardstanding Area	5,295	0.12
Total GEA	5,295	0.12





AVAILABILITY

UNIT	TENANT
1	Parcel Force
9	Evri
10	Available
11	Available
12	Jardine Motors Group
13	Jardine Motors Group
14	Evri
15	Available
16	Available
19	Available
23	HSS Hire
24	Babcock
25	Babcock
26	Let
29	Available
30	Under Offer

EXTERNAL STORAGE

DESIGNATED PARKING TO EACH UNIT

ELECTRIC CAR CHARGING POINTS

OFFICE SPACE

MINIMUM 1 LEVEL ACCESS PER UNIT

FENCED AND GATED YARDS

BRAND NEW UNITS UNIT 29 & 30

PRIME LAST MILE LOCATION

CLEAR HEIGHT
UNITS 10&11, 15&16 - 7.3M
UNIT 19 - 7.2M
UNITS 29 & 30 - 10M

VALOR PARK GEMINI E6 7FF

URBAN LOGISTICS HUB

LOCAL OCCUPIERS

Royal Mail · EVRi · HSS Hire · Parcelforce Worldwide · ME Hire · N&C Nicholls & Clarke Group · babcock · WesternUnion WU

Located in the London Borough of Newham, one of the fastest growing London populations

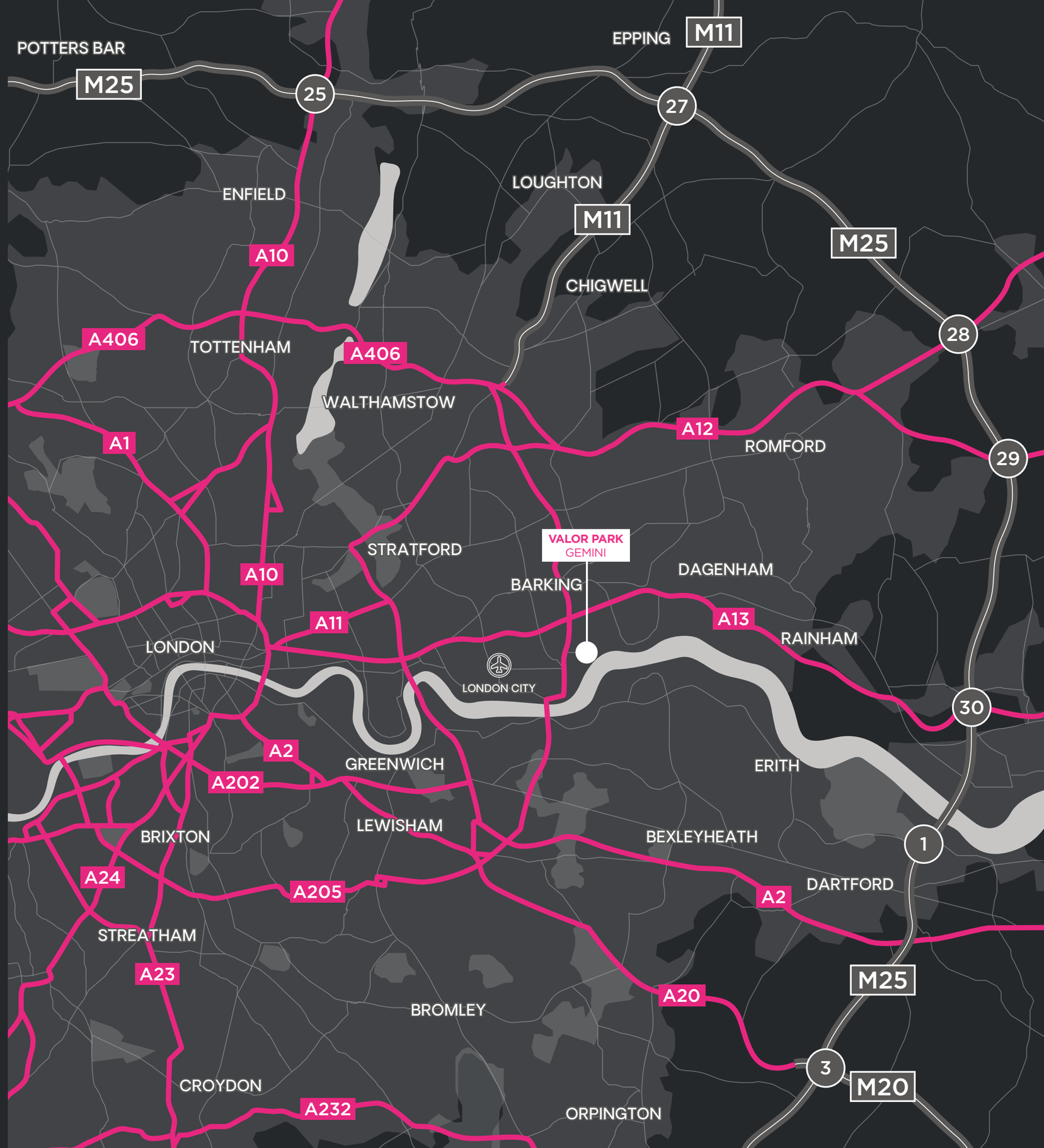
9% of the local population employed in manufacturing, transport and storage sectors

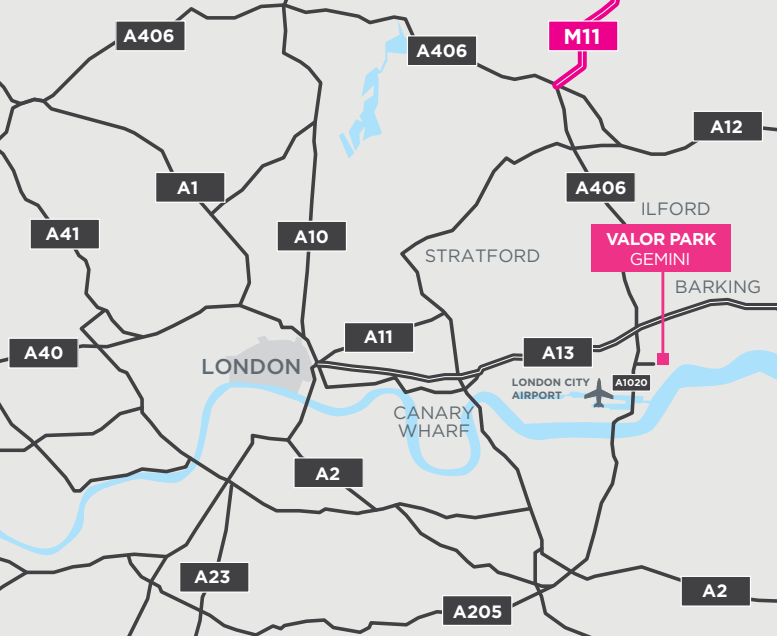
87.7% NVQ1 qualified

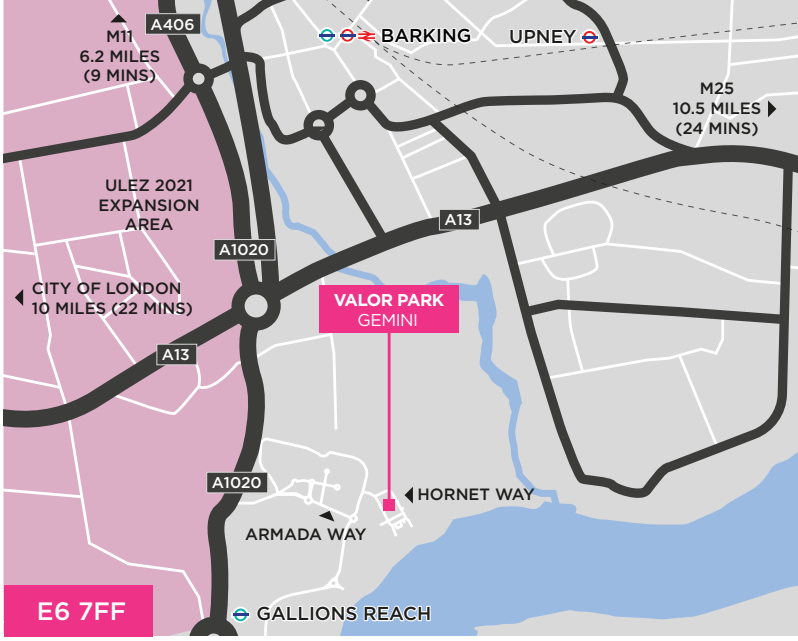
1.4 miles (6 mins) from the A13/A406 interchange

Less than 1 mile from London's DLR

Outside of London's ULEZ zone







STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway, made up of a collection of 16 units. This popular urban logistics hub is located one mile from the A13/A406 interchange, enabling customers to service East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

EPC

EPC A and EPC B on Unit 19

RENT

Upon Application.

COSTS

Each party to bear their own legal costs in this transaction.

TERMS

The units are available by way of a new FR&I lease on terms to be agreed.

CONNECTIVITY	MILES	MINS
GALLIONS REACH BUS STATION	0.4	3 MINS
GALLIONS REACH STATION (DLR)	1.0	5 MINS
A13/ A406 INTERCHANGE	1.4	6 MINS
LONDON CITY AIRPORT	3.0	9 MINS
DOCKLANDS / CANARY WHARF	6.1	14 MINS
M11 (J4)	7.0	12 MINS
M25 (J30)	11.0	18 MINS
THE CITY / CENTRAL LONDON	11.0	26 MINS
PORT OF TILBURY	18.8	28 MINS
LONDON GATEWAY	20.0	30 MINS

For further information or to arrange an inspection please contact joint agents:

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