ARROW POINT

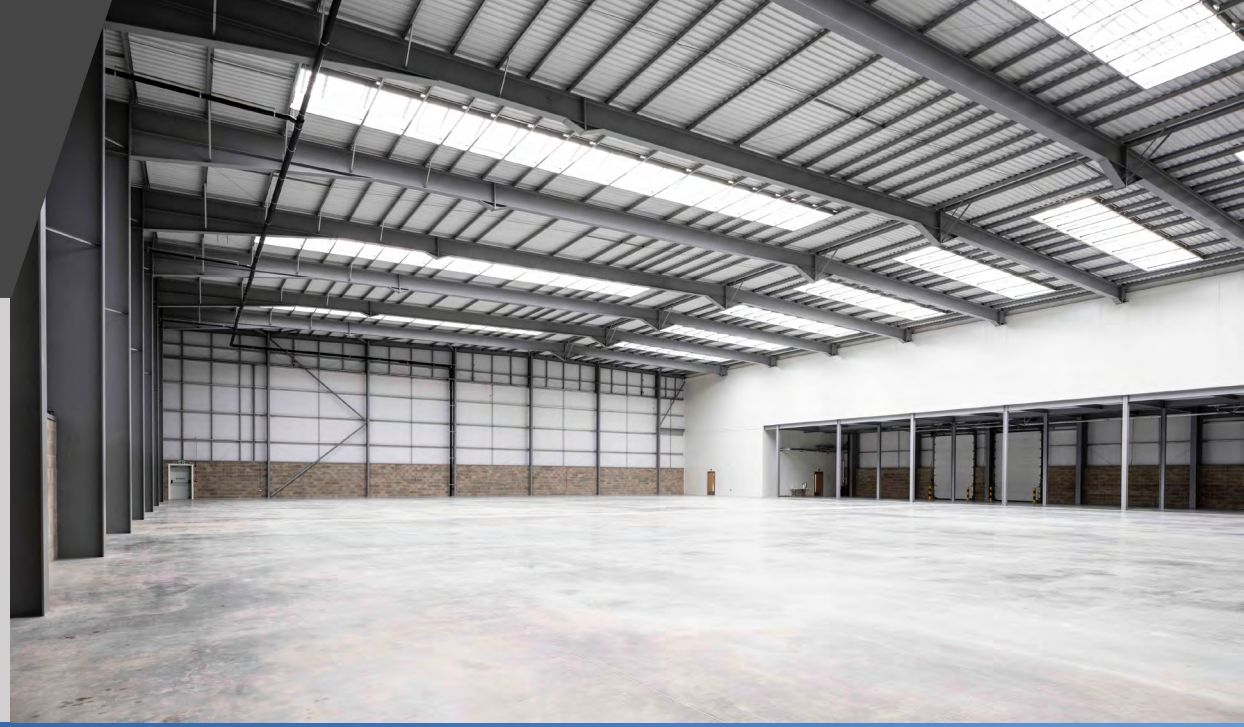
BECKTON // LONDON // E6 6JF

A new detached GRADE A warehouse/logistics unit, **immediately available**

TO LET

37,148 sq ft / 3,451.2 sq m

ARROW POINT



SUMMARY

- 10m eaves
- Secure yard
- 4 ground level loading doors
- 9.8 miles from Central London
- 44m yard depth
- BREEAM Excellent
- Prominent unit
- 1.63 acre site
- 2 EV charging points
- 30 KN/m^2 floor loading
- 277 KVA power supply
- 26 car parking spaces

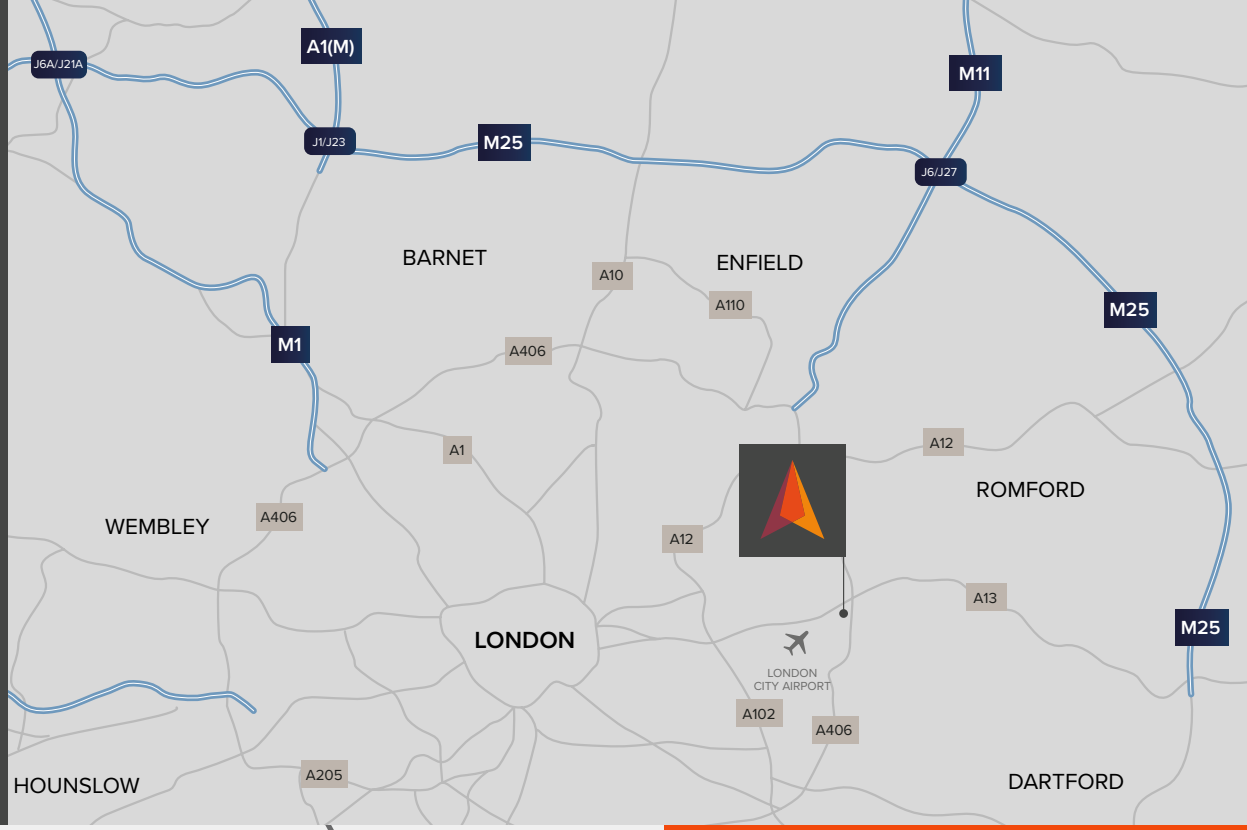
City of London
The O2
Canary Wharf
Excel
Royal Docks
London City Airport
Beckton DLR Station
Beckton Retail Park
ARROW POINT
Sainsbury's
BRITVIC
attic self storage
LIDL
A13
Gateway Retail Park
Beckton Triangle Retail Park
M25
A406

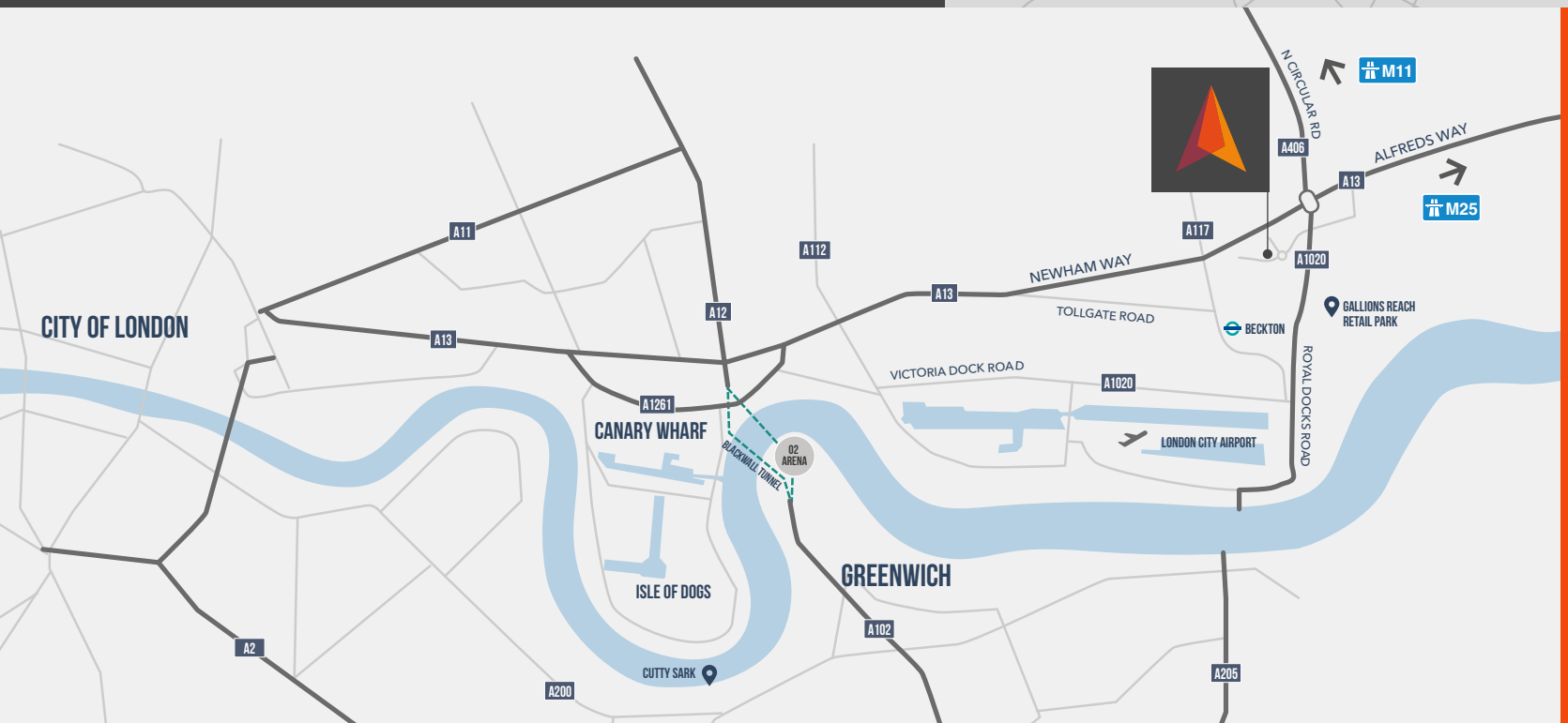
LOCATION

Arrow Point Beckton is located 9.8 miles east of Central London and 2.3 miles north of the Royal Albert Docks. The property is strategically situated on Claps Gate Lane between the Sainsburys supermarket and the new Lidl, at the junction of the A13 (Newham Way), A406 (North Circular) and the A1020 (Royal Docks Road). The A13 provides direct access to the City of London to the east and the M25 and Essex to the West, the North Circular provides access to the north and west of London and the M11. The Royal Docks Road provides access to the Docks and London City Airport (3.5 miles away) to the south.

Nearby occupiers include; Sainsburys, Lidl, B&Q, Dunelm, Curry's PC World and B&M.

VIEW LOCATION ON GOOGLE MAPS





TRAVEL DISTANCES BY ROAD

Royal Docks	3 miles
London City Airport	3.4 miles
Blackwall Tunnel	4.4 miles
M11	5.3 miles
Central London	9 miles
M25 J30	10 miles
M1	19 miles

DESCRIPTION

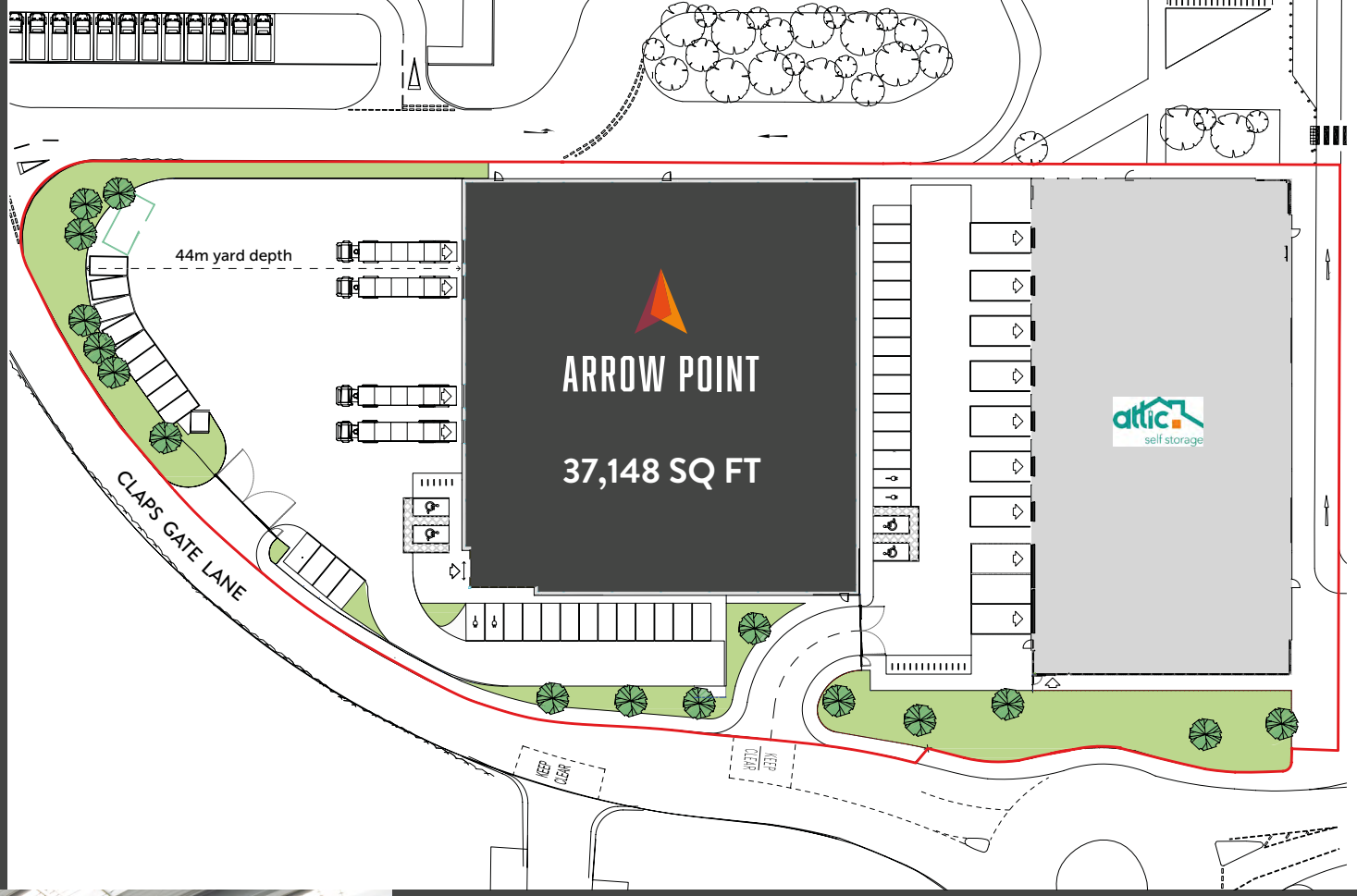
Arrow Point Beckton is a new build 'Grade A' and BREEAM Excellent warehouse/logistics unit comprising 31,071 sq ft of warehouse accommodation with 6,077 sq ft of CAT A office space on the first-floor mezzanine.

Detailed specification and build documents available upon request.

TERMS

The property is available on a new Full Repairing and Insuring lease, for terms to be agreed.

Quoting rent available on application.



ACCOMMODATION (GEA)

First Floor Offices:	6,077 sq ft	(564.6 sq m)
Warehouse:	31,071 sq ft	(2,886.6 sq m)
TOTAL:	**37,148 SQ FT**	**(3,451.2 SQ M)**

EPC Rating - Upon enquiry.

LOCAL OCCUPIERS

1 Sainsbury's
2 Lidl
3 Dunelm
4 B&Q
5 b&m
6 Harveys
7 carpetright.
8 SCS Sofa · Carpet · Specialist
9 dfs
10 Currys PC World
11 Britvic
12 attic self storage

FURTHER INFORMATION

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HATHAWAY DEVELOPMENTS

Arrow CAPITAL PARTNERS

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