



ARROW POINT

BECKTON // LONDON // E6 6JF

36,874 sq ft / 3,425.7 sq m

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

TO LET



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/m² floor loading
- 182 KVA power supply
- 26 car parking spaces





City of London

Canary Wharf

The O2

Excel

Royal Docks

London City Airport



Beckton DLR Station

Beckton Retail Park



Sainsbury's



Gateway Retail Park

A13

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.



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 |

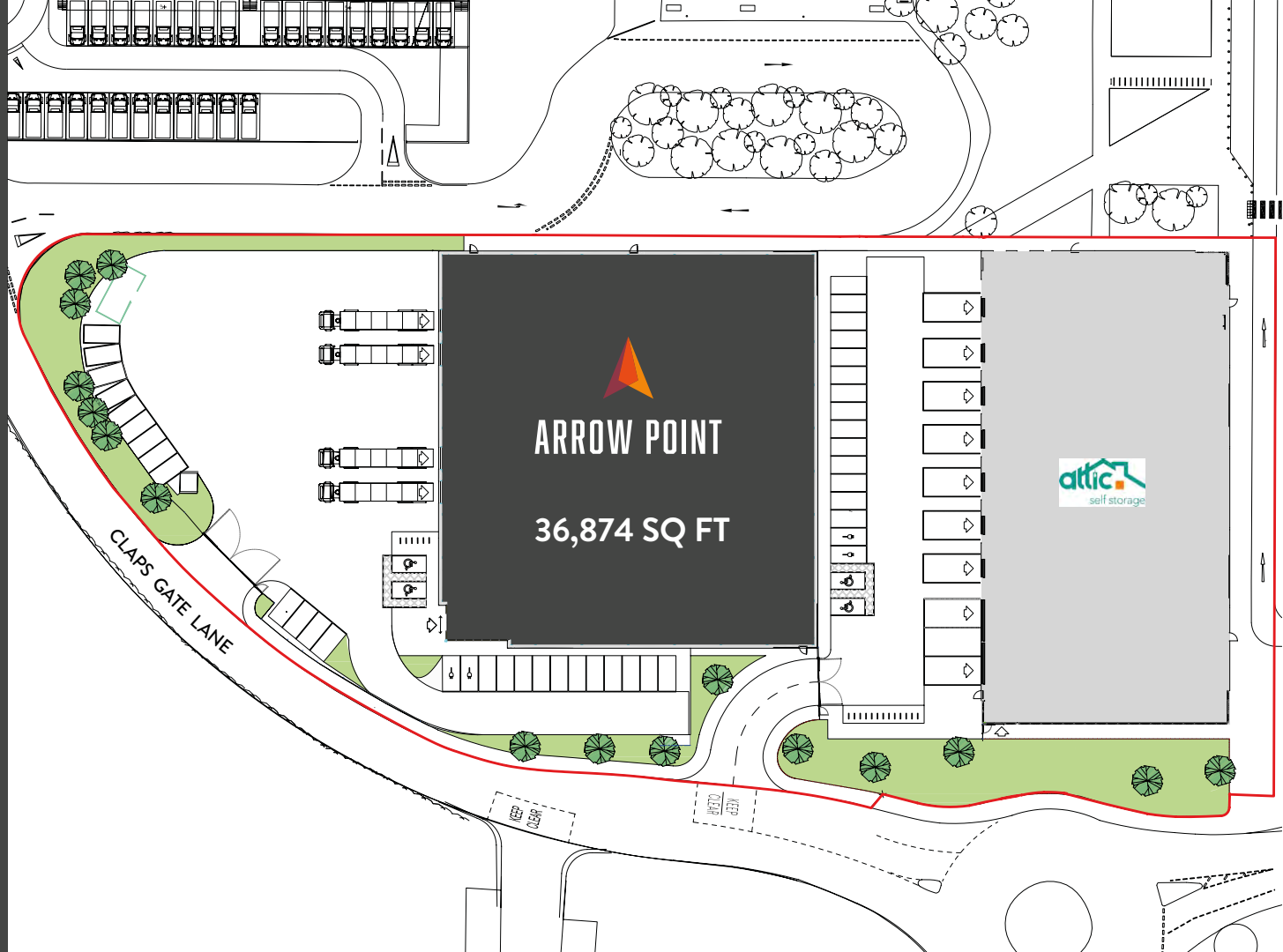


DESCRIPTION

Arrow Point Beckton is a new build 'Grade A' and BREEAM Excellent warehouse/logistics unit comprising 31,007 sq ft of warehouse accommodation with 5,867 sq ft of CAT A office space on the first-floor mezzanine.

Detailed specification and build documents available upon request.

| | |
|------------|---------------|
| Warehouse: | 31,007 sq. ft |
| Office: | 5,867 sq. ft |
| Total: | 36,874 sq. ft |



TERMS

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

Quoting rent available on application.



EPC RATING

Upon enquiry.





FURTHER INFORMATION

 **CUSHMAN & WAKEFIELD**
020 7935 5000
 cushmanwakefield.co.uk

DTRE
020 3328 9080
 www.dtre.com

Chris Knight
 chris.c.knight@cushwake.com
 Mobile: 07872 822 528

Jake Huntley
 jake.huntley@dtre.com Mobile:
 07765 154211

Patrick Mooney
 patrick.mooney@cushwake.com
 Mobile: 07920 451 369

Charlie Wing
 charlie.wing@dtre.com Mobile:
 07483 068030

LOCAL OCCUPIERS



HATHAWAY
DEVELOPMENTS



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