BOW 70 UNIT D

TWELVETREES CRESCENT
LONDON • E3 3JG

INDUSTRIAL WAREHOUSE TO LET

70,158 SQ FT
(6,517.88 SQ M)

AVAILABLE NOW

BOW 70 UNIT D

DESCRIPTION

Unit D Twelvetrees Crescent is a self contained modern warehouse which comprises of steel portal frame construction with part brick and part profiled steel cladding elevations. The unit benefits from six ground level loading doors and an extensive secure yard. The office accommodation is situated over the first floor. The unit is currently available on the basis of an assignment/sublet and is cleared ready for immediate occupation.

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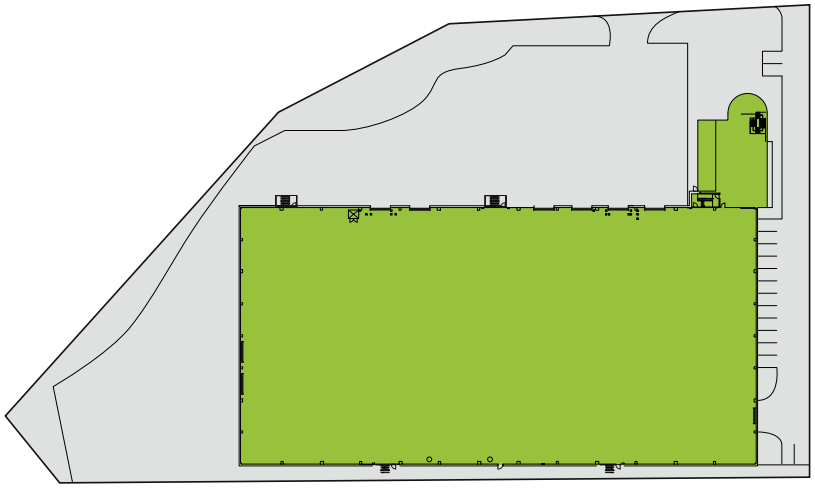
ACCOMODATION

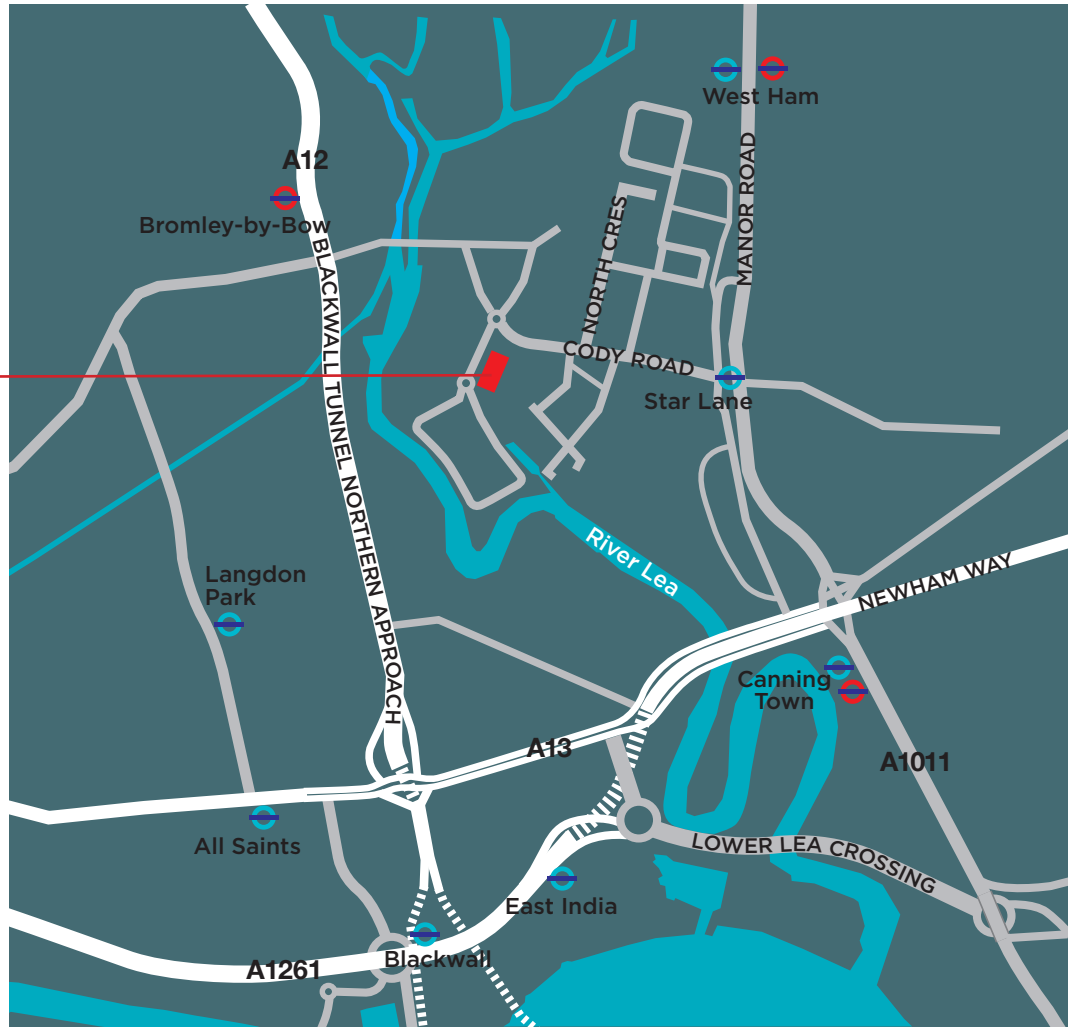
Ground	62,946 sq ft	5,847.87 sq m
Ground Reception	1,244 sq ft	115.57 sq m
Ground Office	2,984 sq ft	277.22 sq m
1st Floor Office	2,984 sq ft	277.22 sq m
Total	**70,158 sq ft**	**6,517.88 sq m**

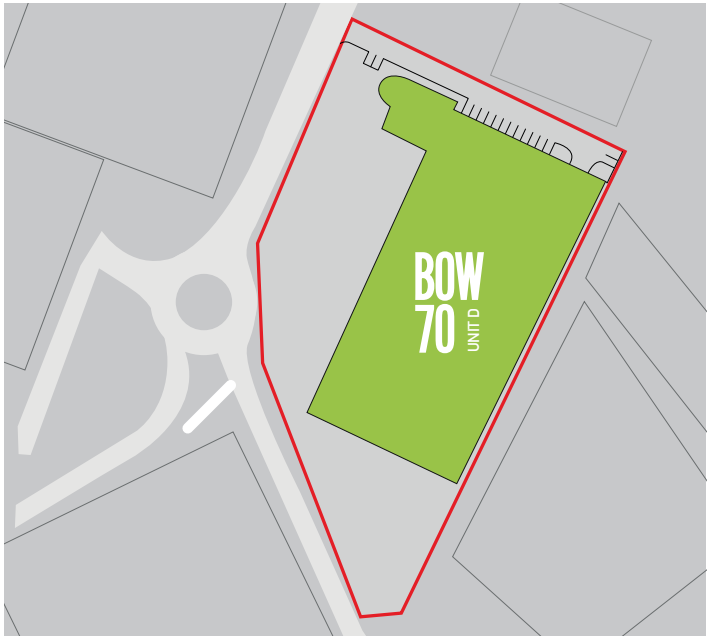


SPECIFICATIONS

- 2 storey offices
- 9 level loading doors
- 12m eaves height
- 37 car parking spaces
- Secure self contained secure yard

BOW 70
UNIT D
37 CAR PARKING SPACES
12M EAVES HEIGHT
2 STOREY OFFICES
9 LEVEL LOADING DOORS
SECURE YARD AREA (35.0M MAX DEPTH)
TWELVETREES CRESCENT • LONDON • E3 3JG
TWELVETREES CRESCENT





LOCATION

The units are situated on Twelvetrees Business Park which forms part of the Prologis Park Estate in close proximity to Bromley-by-Bow Underground.

This allows for quick proximity to the:
A12 (2 mins drive),
A13 (3 mins drive),
A406 North Circular (14 mins drive).

In addition Star Lane DLR is 0.5 miles (10 minute walk) from the subject property.

RATES: We recommend that all interested parties speak with the Local Authority.

RENT: Upon application.

EPC: Available on request

VIEWING
For further information please contact the sole agent:

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.
October 2024

HEKKTA