



TO LET
45,000 SQ FT
LAST MILE LOGISTICS UNIT
UNDER REFURBISHMENT
AVAILABLE DEC 22

Unit 8 South Crescent,
Cody Road Business Park,
Canning Town,
E16 4TL

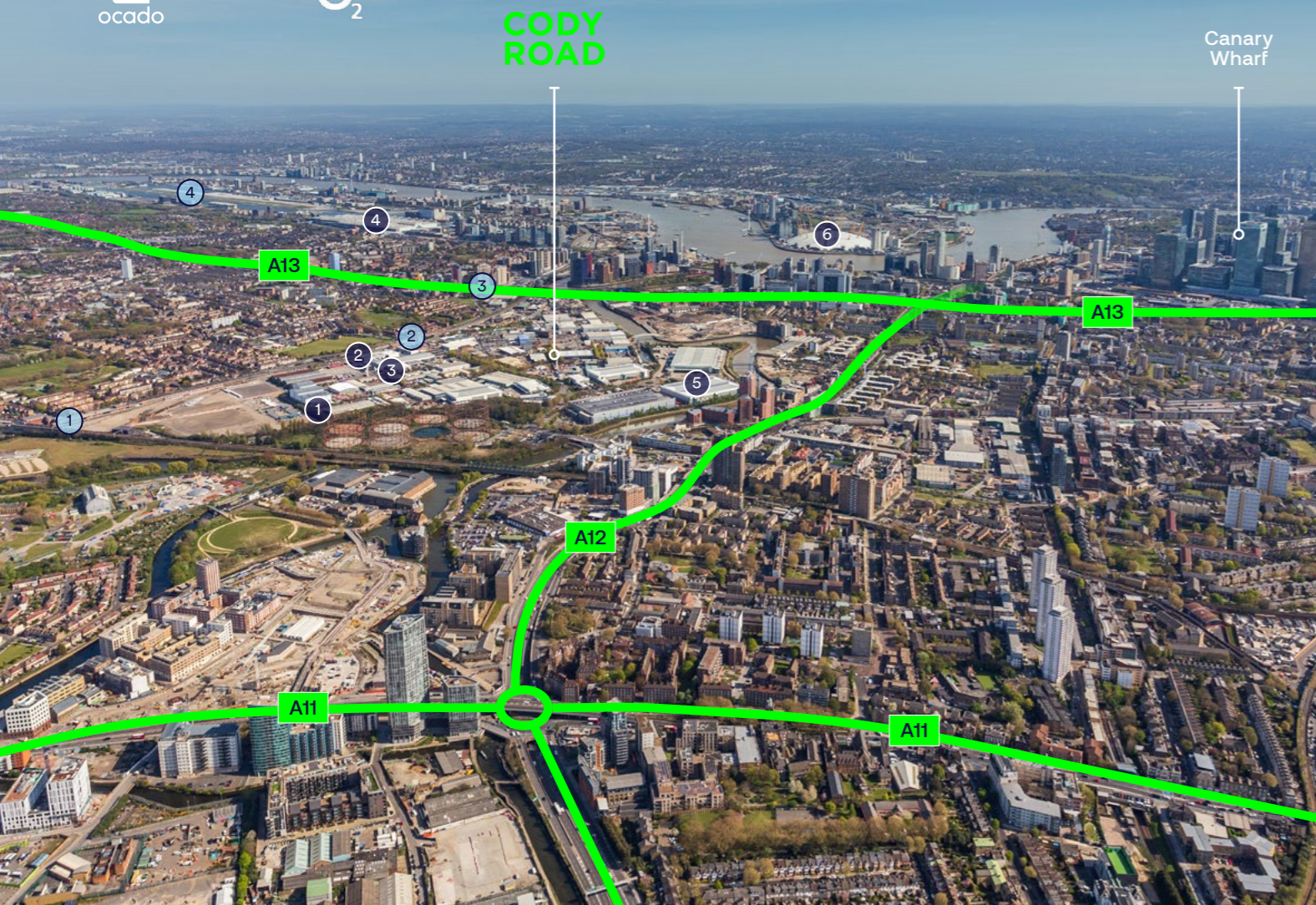


OCCUPIERS

- 1. DHL
- 2. SCREWFIX
- 3. ocado
- 4. EXCEL LONDON
- 5. amazon
- 6. O₂

TRANSPORT

- 1. West Ham
- 2. Star Lane
- 3. Canning Town
- 4. London City Airport



Under refurbishment



4 level loading doors



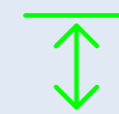
Fully fitted offices



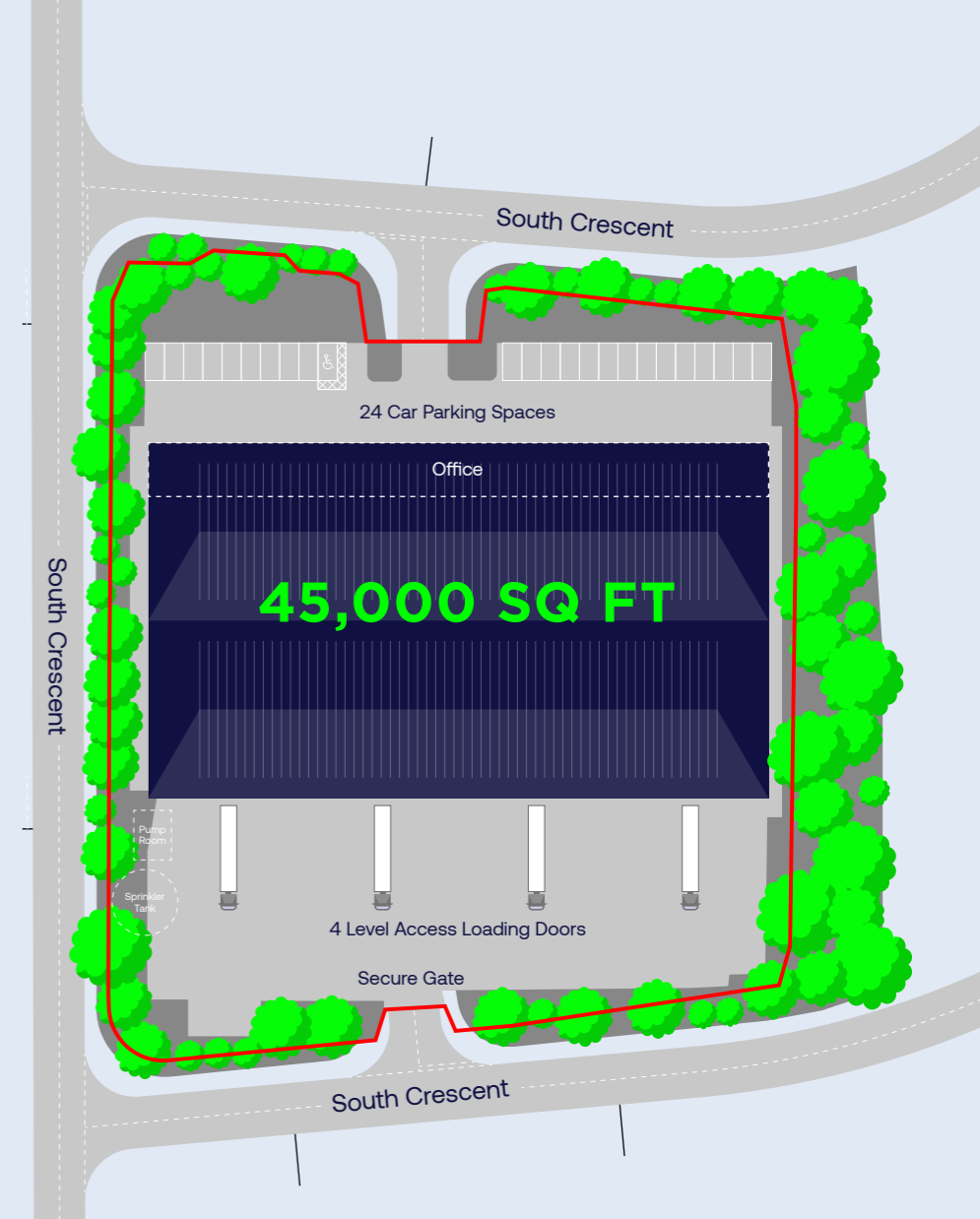
Dedicated loading yard



24 Dedicated car parking



C. 6.1m clear internal height



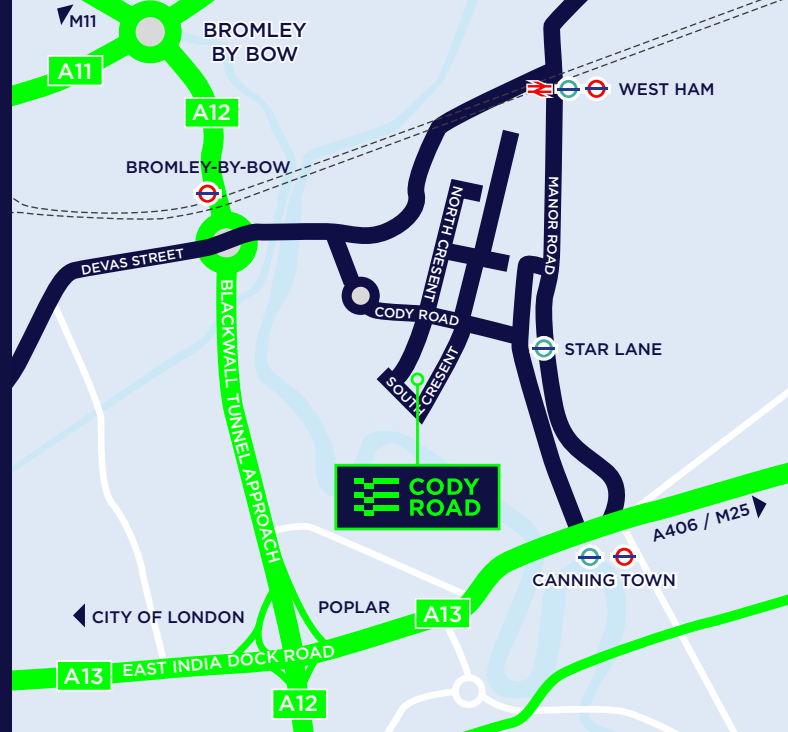
DESCRIPTION

Unit 8 is a detached modern logistics unit, and is of steel portal frame construction, with integral office accommodation at first floor level. The building benefits from dual access with secure loading/service yard to the rear and car parking accessible to the front.

ACCOMMODATION

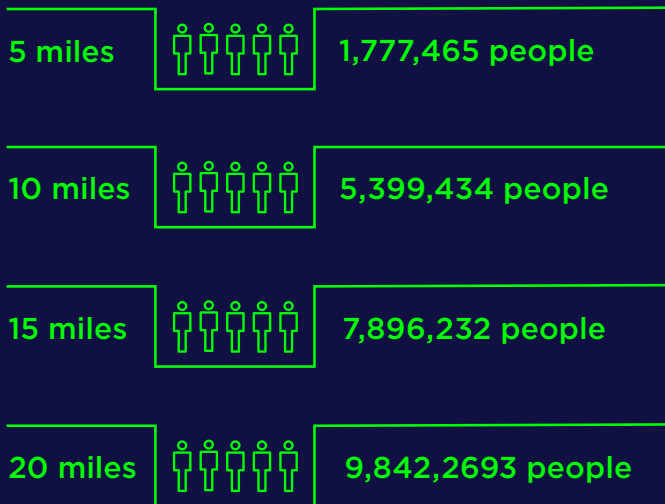
The premises has the following approximate Gross Internal Areas:

FLOOR	SQ FT	SQ M
Warehouse	33,750	3,135
Ground Floor Office	5,625	523
First Floor Office	5,625	523
Total	45,000	4,181



LOCATION

The unit is situated in South Crescent, within the well established Cody Road Business Park, the premier business location in Canning Town. The area enjoys excellent access to the A13, which in turn provides a swift route to Docklands, The City, A12/A102 (Blackwall Tunnel) to the west and the A406 (North Circular Road) and M25 to the east.



DISTANCE

TIME

	DISTANCE	TIME
Star Lane DLR	0.7 miles	4 mins
Canning Town Station	1.0 miles	4 mins
A13	1.4 miles	5 mins
A12	1.7 miles	8 mins
Canary Wharf	2.5 miles	11 mins
Stratford	3.2 miles	15 mins
City Airport	3.4 miles	13 mins
A406	3.6 miles	10 mins
City	6.6 miles	20 mins
M11 (J4)	8.2 miles	16 mins
M25 (J30/31)	13.3 miles	25 mins

Further Information



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