

TO LET

Open Storage Yard

3,500 sq. ft. (325 m²)

**SITE ADJACENT TO UNIT 7,
THAMES ROAD INDUSTRIAL ESTATE,
Thames Road, London E16 2EZ**

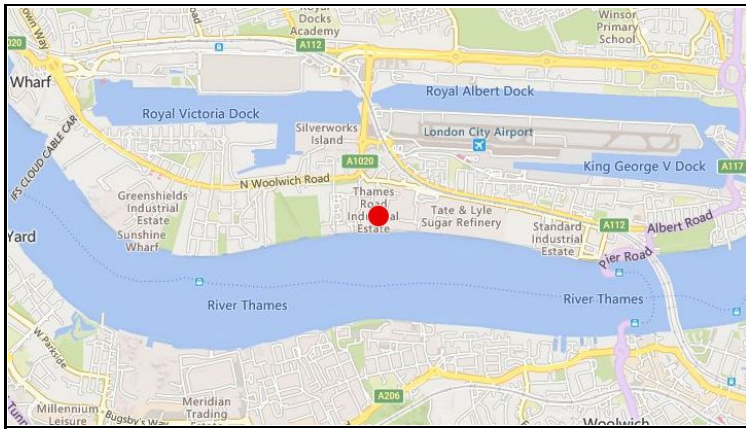


- Can be gated and fenced to the perimeter
- Mains power and water supplies
- Excellent road links

- Surface laid to hard standing
- Close to Excel, City Airport and Docklands

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350
www.kemsley.com



LOCATION

The property is located on the established Thames Road Industrial Estate in close proximity to Excel and City Airport. Pontoon Dock DLR station is within 0.5 miles of the property and the area is well-served in respect of the national road network, providing access to the Blackwall Tunnel, Docklands, the City and the A13.

DESCRIPTION

The property comprises a regular shaped open storage yard laid to hard standing.

ACCOMMODATION

Total: **3,500 sq. ft. (325 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. A maximum lease term of 5 years is available with a rolling mutual option to break from Q2 2026 onwards, subject to 3 months' prior written notice.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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