

EXCELLENT MODERN WAREHOUSE
UNIT 12 CANNING TOWN BUSINESS PARK
STEPHENSON STREET LONDON E16 4SA

7,500 sq.ft - 11,250 sq.ft

- Car parking to front of building
- DLR station opposite
- Sought after location
- Mezzanine floor if required
- Ample office space
- Warehouse 25 ft height to eaves

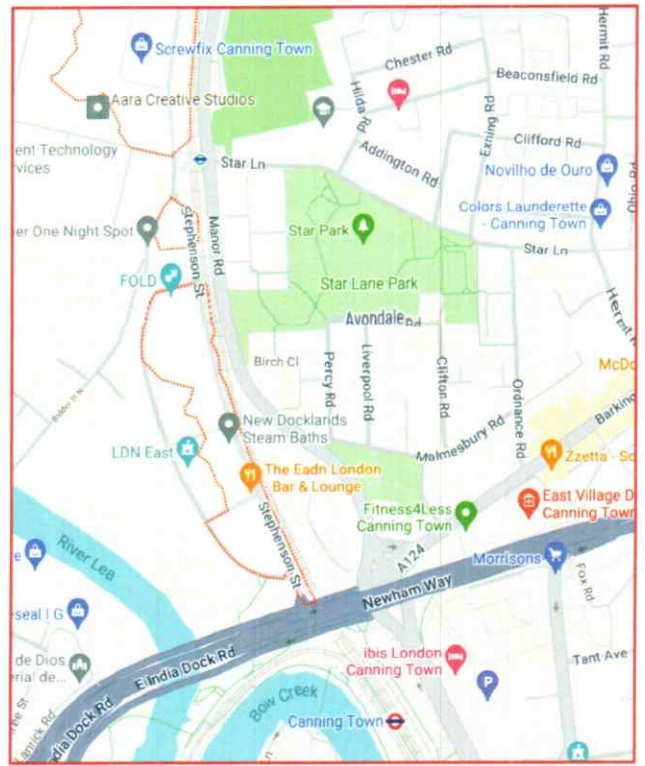


Location:

A mid terrace unit of steel portal frame with smart steel-clad elevations, on one of the best and most sought-after business parks in Canning Town constructed circa 2014.

Close to the A13 providing good access to central London and the M25. Star Lane DLR station is directly opposite which links up Stratford International and Canning Town (Jubilee line). Canary Wharf is circa 2.5 miles distant. Easy access to Blackwall Tunnel Northern Approach.

The estate has several well-known national occupiers and a gated entrance for added security. Height to eaves circa 7.55m, concrete loading yard, air distribution system, automatic roller shutter door, and front parking area for staff and visitors.



Accommodation:

Warehouse and first floor office space: 7,500 sq.ft approx
Mezzanine: 3,750 sq.ft approx
Total Area: 11,250 sq.ft approx

The building is available to let EITHER including the Mezzanine of 3,750 sq.ft, or just as a warehouse unit of 7,500 sq.ft.

Rent:

Upon application

Lease:

For a term expiring April 2029 within the 1954 L & T Act.

Rating Assessment:

Rateable value assessment is £138,000 p.a. thus rates payable circa £70,300 p.a.

Legal Costs:

Each party to be responsible for their own legal costs incurred.

Viewings & Further Information:

Strictly through Richard Lionel & Partners
By Calling:

Richard L Daniels

T: 07956 599 037

email: rld@richardlionel.co.uk



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