

SCREWFIX

C E F

**EDMUNDSON
ELECTRICAL**

TOOLSTATION

TO BE REFURBISHED



**UNIT 3 CANNING TOWN BUSINESS PARK
LONDON, E16 4SA 3,407 SQ FT - TO LET**

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LOCATION

The property is situated within Canning Town Business Park located on Stephenson Street, Canning Town, an established industrial location, just north of the A13 which provides westbound access to the M25.

The development is opposite the new Star Lane DLR station which links to Stratford International, Canning Town (Jubilee Line).

Trade occupiers already located on the estate are



DESCRIPTION

The property comprises a modern end of terrace trade unit of steel portal frame construction with steel clad elevations. The unit has 6m eaves height, a level access loading door and WC facility. There is a loading yard and car parking to the front.

The unit is to be refurbished ready to occupy in June 2021

AMENITIES:

- To be refurbished
- End of terrace
- Prominent position
- Glazed entrance
- 6m eaves height
- Loading door
- WC
- Parking
- Gated entrance to the estate

ACCOMMODATION	Sq ft	Sq m
Ground Floor	3,407	316.49
TOTAL GEA	3,407	316.49

LEASE TERMS

New Full Repairing and Insuring Lease for a term to be agreed.

VAT

The premises have been elected for VAT.

BUSINESS RATES

According to the VOA website, the property has a rateable value of £35,750 leading to rates payable in the 2021/22 financial year of £17,839.25.

Interested parties are advised to contact Newham Borough Council to confirm this.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

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