

**TO LET**

## Open Storage Yard

0.51 Acres (0.21 Hectares)

## DEANSTON SITE

Bradfield Road, London E16 2AX



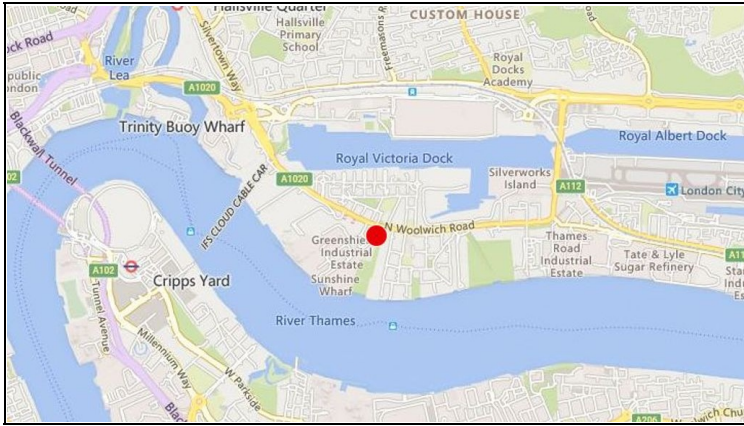
- Secure open storage
- Laid to hardstanding
- Excellent road links

- Close to Excel, City Airport and Docklands
- Gated and fenced to the perimeter
- Close to West Silvertown DLR station

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

The site is located on the south side of Bradfield Road in close proximity to Excel and City Airport. West Silvertown DLR station is within 0.2 miles 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 site comprises a regularly shaped self-contained open storage yard laid to hardstanding. The site is fenced to the perimeter, with gated entrance via Bradfield Road.

## ACCOMMODATION

**Total: 0.51 Acres (0.21 Hectares)**

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

## TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed. A maximum lease term of five 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.

## EPC

An EPC is not required.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

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