

To Let

Industrial/Logistics 17,500 - 35,000 sq ft GIA

39 & 40 Alpine Way, London Industrial Park, Beckton, London, E6 6LA



Summary

- Two adjoining warehouse units - Opposite Retail Park
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 17,500 - 35,000 sq ft GIA
- Rent: £11.95 per sq ft

Location

London Industrial Park is located on the south side of the A13 off Woolwich Manor Way (A117). Alpine Way is the main estate road through the development.

The A13 provides a direct link to both the M25 (Junction 30), the City and the nearby A406 North Circular Road giving subsequent easy access to the M11.

Beckton DLR station is approximately 10 minutes walk from the property and numerous bus routes serve the location.

The Beckton Retail Park is located opposite the available units, with occupiers including Topps Tiles, Iceland, Matalan and Home Bargains.

Specification

The property comprises 2 adjoining industrial/warehouse units, which are to be the subject of the complete refurbishment by the landlord. The units benefit from the following features:

- Steel portal frame construction
- 7 m internal eaves height
- Secure forecourt parking/loading area
- First floor offices
- Trade counter potential
- Heating and lighting to offices

Availability

Accommodation	sq ft	sq m
Unit 39	17,500	1,625.80
Unit 40	17,500	1,625.80
TOTAL	35,000	3,251.60

Terms

The units are available on new leases for a term to be agreed.

Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

Energy Performance Rating

This property has been graded as 7682(D).

Rent

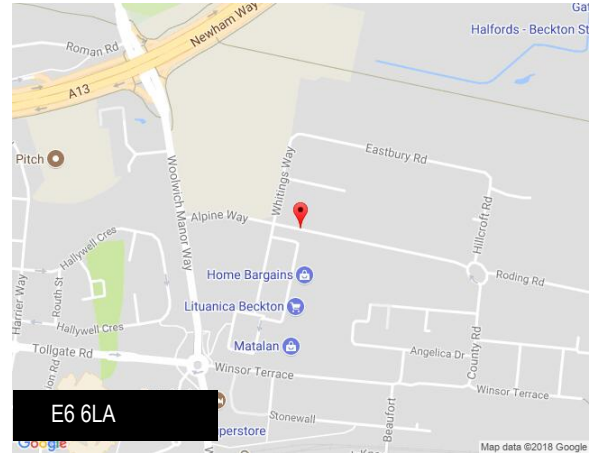
£11.95 per sq ft

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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