

Units 39&40 ALPINE WAY LONDON INDUSTRIAL PARK

Two adjoining Refurbished Industrial/Warehouse
Units with Secure Forecourt Loading/Parking Areas
Trade Counter Potential

17,587 to 35,283 sq ft TO LET



BECKTON LONDON E6 6LA

Indicative internal photographs of similar property refurbished by the Landlord.



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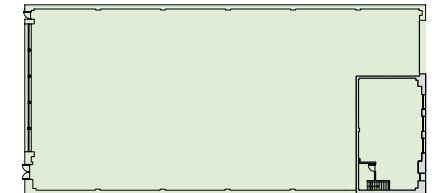
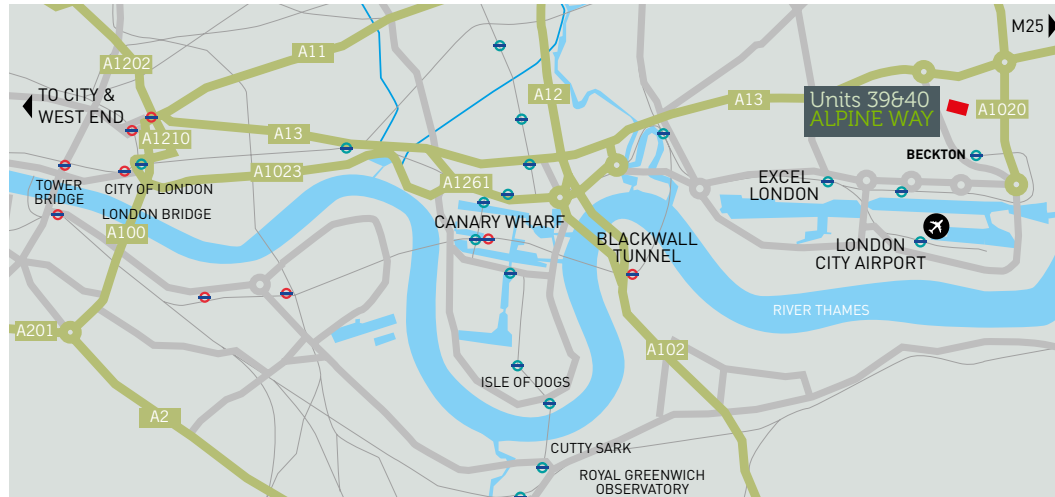
Location

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

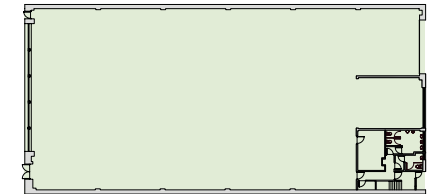
The A13 provides a direct link to both the M25 (Junction 30), the City and with the nearby A406 North Circular Road, easy access to the M11.

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

The Beckton Retail Park is close by, with occupiers including Topps Tiles, Iceland, Matalan, Selco and Homebargains.



First floor plan



Ground floor plan

Description

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

- Steel portal frame construction
- 7m internal eaves height
- Secure forecourt parking/loading facilities
- First floor offices
- Trade counter potential

Accommodation

Unit 39	17,587 sq ft	1,633.8 sq m
Unit 40	17,696 sq ft	1,644.0 sq m
Total	35,283 sq ft	3,277.8 sq m



Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

The quoting rent is £11.95 per sq ft, exclusive of VAT, business rates, service charge and all other outgoings.

Viewing

Strictly by appointment through sole agents.

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