

# To Let

**Unit 84 London Industrial Park, Roding Road,  
Beckton, London, E6 6LS**

5,962 sq ft (553.89 sq m) GIA



## Location

London Industrial Park is located to the south side of the A13 off the Woolwich Manor Way (A117) with Roding Road being a continuation of the main Alpine Way estate road. The A13 provides a direct link to both the M25 (Junction 30), the City and the Blackwall Tunnel together with the A406 North Circular Road which provides a direct link to the M11 Motorway. Beckton DLR station is approximately 10 minutes walk from the property and the estate is therefore easily accessible by both private and public transport.

## Description

The property is a recently refurbished industrial/warehouse unit of steel portal frame construction with profile steel cladding under a pitched roof incorporating translucent roof panels.

## Amenities

- Fully refurbished
- 24 hour on-site security
- First floor offices
- Male and Female WC Facilities
- Full height loading door
- 5.5 m eaves height
- 8 allocated parking spaces
- Good access and loading

## Terms

The unit is available by way of a sub-let or assignment of the existing lease. Further details upon request.

## Legal Costs

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

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## Description

LOCATION	DISTANCE	APPROX. TIME
Docklands	2 miles	8 mins
The City	6.5 miles	20 mins
A406 North Circular	1 miles	5 mins
M11	5 miles	10 mins
M25 (J30)	10 miles	15 mins

## EPC

This property has been graded as 93 C.

## Rent

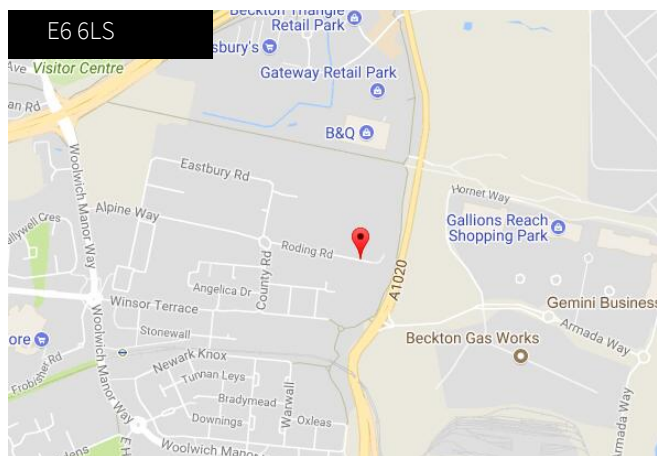
Rent Passing

## Business Rates

All interested parties should make their own enquiries with the London Borough of Newham on 020 8430 2000 or the Valuation Office.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas.



## Contacts

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