

VALOR PARK NORTH CRESCENT

NEWLY
REFURBISHED



AVAILABLE Q4 2022
REFURBISHED LAST MILE URBAN LOGISTICS
INDUSTRIAL / WAREHOUSE UNIT TO LET
2,588 - 8,834 SQ FT (240.4 - 821 sq m)

LOCAL
OCCUPIERS:

amazon

DHL

Menzies
DISTRIBUTION

Royal Mail

SCREWFIX

TOOLSTATION



VALOR PARK
NORTH CRESCENT

AMAZON

MENZIES

TOOLSTATION

SCREWFIX

ROYAL MAIL

DHL

2,588 - 8,834 SQ FT
REFURBISHED
SPACE



FIRST FLOOR
OFFICES



SECURE
SITE



ROLLER SHUTTER
LOADING DOOR



ALLOCATED PARKING
SPACES



LED WAREHOUSE
LIGHTING



4.5 - 6.86M
EAVES HEIGHT

UNIT A	SQ FT	SQ M
Warehouse	6,955	646
Office (GF and FF)	1,879	175
Total GEA	8,834	821

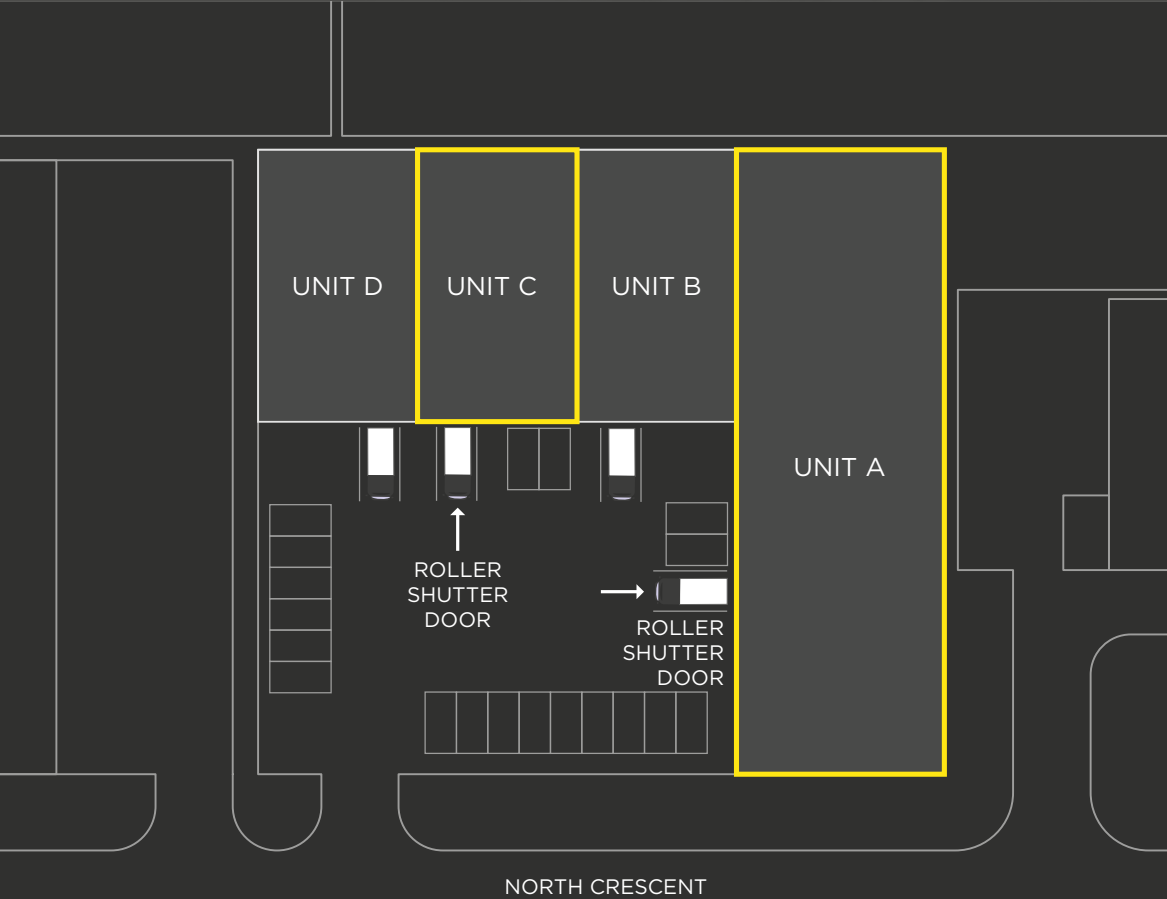
UNIT C	SQ FT	SQ M
Warehouse	2,588	240.4
Office (GF and FF)	xx	xx
Total GEA	2,588	240.4



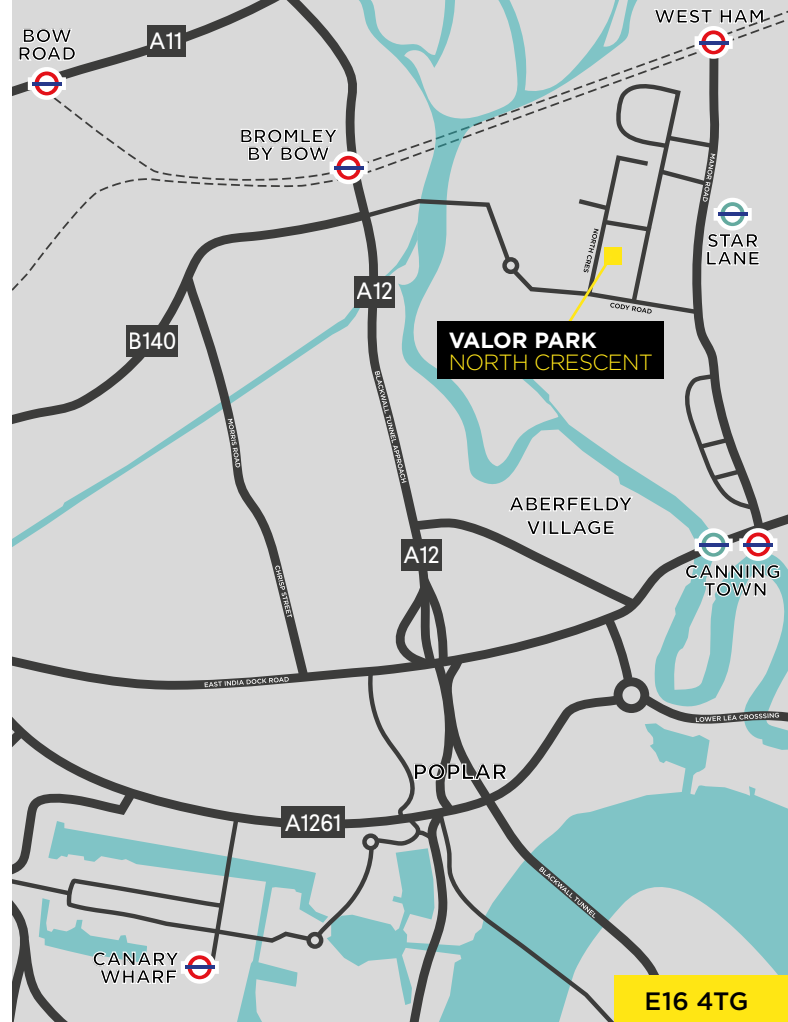
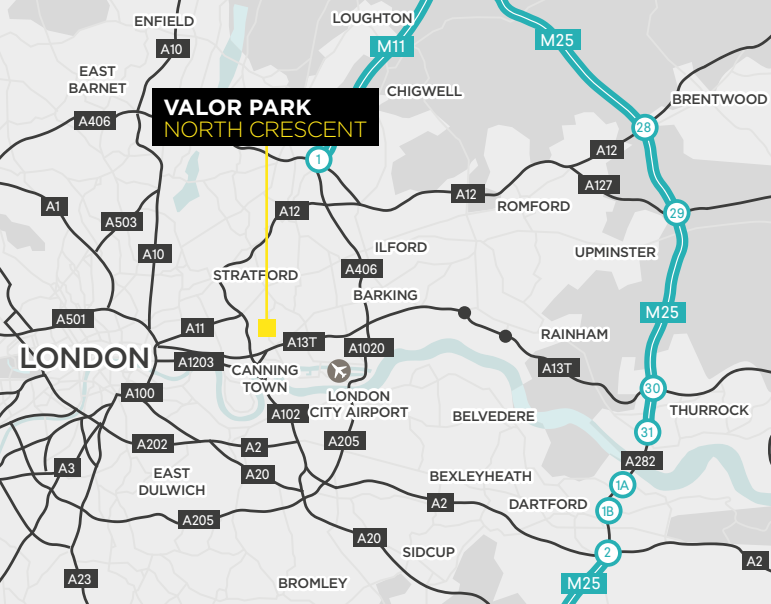
INDICATIVE IMAGE



INDICATIVE IMAGE



NORTH CRESCENT



LOCATION

The property is situated on the eastern side of North Crescent, close to its intersection with Cody Road. Road communications are excellent with the A12 to the west and the A13 to the south of the estate, both of which link with the A406 and thereafter onto the M11 (J4) and the M25 (J28/30/31). Canary Wharf can also be reached by car in just 11 minutes.

The property is within Zone 2/3, with Star Lane (DLR) only a short 7 minute walk away, as well as West Ham (District/ Hammersmith & City/ Jubilee and DLR) and Canning Town (Jubilee Line and DLR) both nearby.

DESCRIPTION

The accommodation comprises a single storey warehouse of steel portal frame construction. Modern high-quality office accommodation is provided on the first floor. Loading is by way of a roller shutter door.

MAIN ROADS	MILES
A13	1.0
A12	1.7
CANARY WHARF	3.1
CITY OF LONDON	6.0
M11 J4	8.3
M25 J30	14.0
M25 J27	19.0

COSTS

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

RENT

Upon Application.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

EPC

A new EPC will be provided upon completion of the refurbishment.



306,009
HOUSEHOLDS
WITHIN THE
BOROUGH OF NEWHAM



1,458,156
PEOPLE
LIVE WITHIN
A 5 MILE RADIUS



153,761
ECONOMICALLY ACTIVE
RESIDENTS IN
THE IMMEDIATE AREA



4,575,357
PEOPLE
LIVE WITHIN
A 10 MILE RADIUS



6,706,019
PEOPLE
LIVE WITHIN
A 15 MILE RADIUS

For further information or to arrange an inspection please contact joint agents:



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