



## New Industrial / Warehouse Development 2,669 - 12,831 sq ft **TO LET**

**AVAILABLE Q1 2019**

- Prominent North Crescent Location
- Floor Loading 37.5 KN/m2
- Estate CCTV
- 7m clear height
- 138 kVA 3 phase Power
- BREEAM Excellent
- Fully fitted offices
- Secure Site
- Star Lane DLR 3 min Walk

# CANNING TOWN



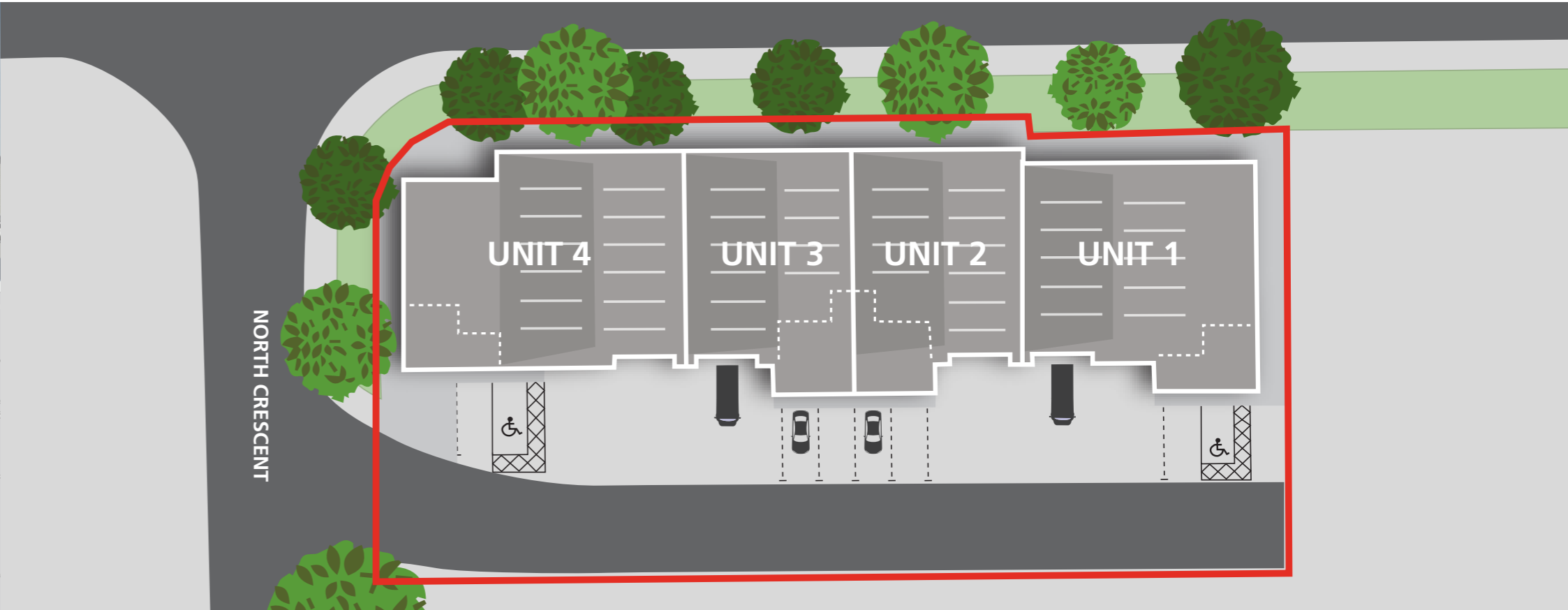
INDICATIVE IMAGE



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COMPUTER GENERATED IMAGE



UNITS 1-4 make up a brand new light industrial/warehouse development offering the following amenities:

- Steel portal frame
- 138 kVA 3 phase Power
- Car parking
- Estate CCTV
- Clear height of 7 metres
- Fully fitted offices
- Service yard area
- BREEAM EXCELLENT

ACCOMMODATION (GEA)

UNIT 1	sq ft	UNIT 2	sq ft	UNIT 3	sq ft	UNIT 4	sq ft
Warehouse	2,508	Warehouse	1,916	Warehouse	1,916	Warehouse	2,885
Office	1,130	Office	753	Office	753	Office	969
<b>Total</b>	<b>3,638</b>	<b>Total</b>	<b>2,669</b>	<b>Total</b>	<b>2,669</b>	<b>Total</b>	<b>3,854</b>

# CANNING TOWN

## LOCATION

Located on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Speedy Hire and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within walking distance.



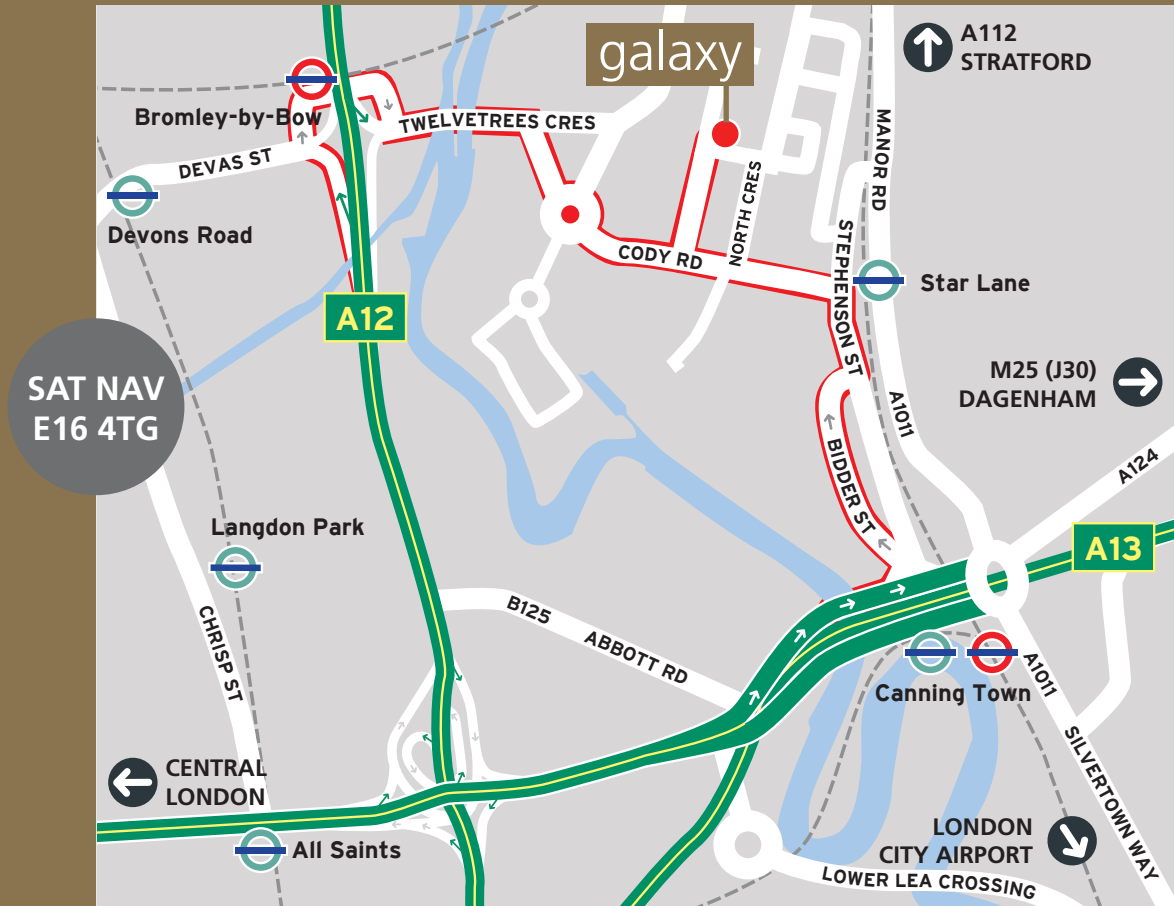
Canning Town	10 mins
Canary Wharf	14 mins
Stratford	20 mins



A13 (Newham Way)	0.6 mile
A12/A102 Blackwall Tunnel Northern Approach	1.5 miles
Stratford Town Centre	2.2 miles
M11 Motorway	7.2 miles



Star Lane Station STRATFORD INT - 10 MINS (DLR)	0.3 mile
West Ham Station STRATFORD - 3 MINS (JUBILEE)	0.6 mile
Canning Town Station LONDON BRIDGE - 15 MINS (JUBILEE)	1.2 miles



## FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our joint sole agents.

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