

crescent court business centre

CRESCENT COURT BUSINESS CENTRE ■ CANNING TOWN ■ LONDON ■ E16 4TG

CANMOOR



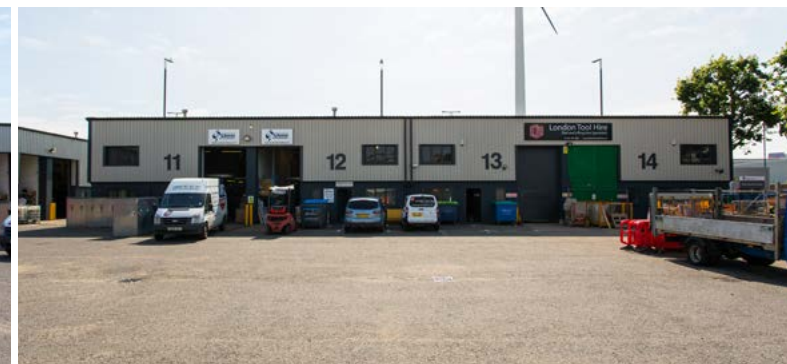
Refurbished Industrial / Warehouse Units 1,517 – 13,772 sq ft **TO LET**

- Prominent North Crescent Court Location
- 10 minutes from Central London
- Excellent Transport Links
- Fully fitted offices
- Flexible Leases Available
- Good parking provisions
- Clear height of 7 metres
- 3 phase electrical supply
- Fully refurbished units

CANNING TOWN

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UNITS 1-14 Crescent Court Business Centre are industrial/warehouse units which have been fully refurbished with the following specification:



CLEAR HEIGHT
OF 7M



LEVEL LOADING
DOOR ACCESS



ANCILLARY
OFFICES



DESIGNATED
PARKING



3 PHASE
POWER



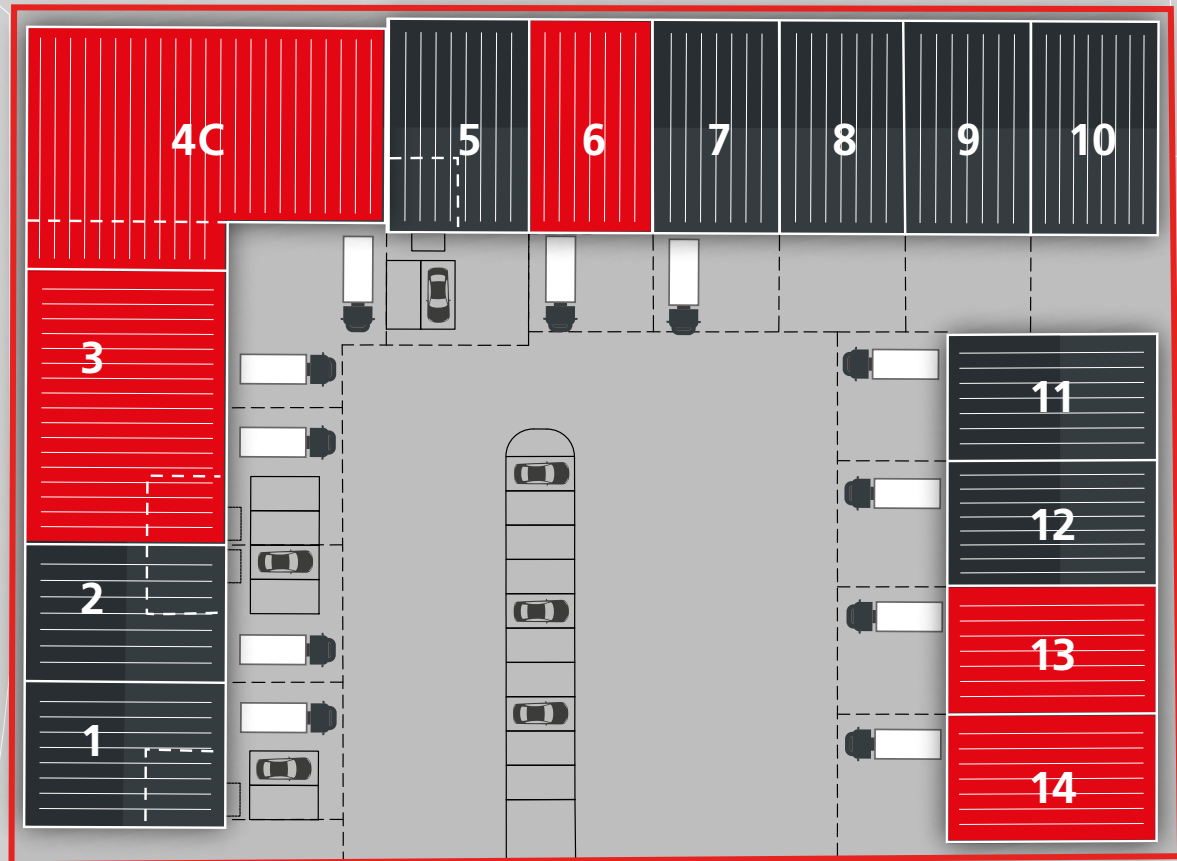
EPC RATING
UPON REQUEST



SECURE
SITE



PROMINENT
LOCATION



NORTH CRESCENT

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CANMOOR

LOCATION

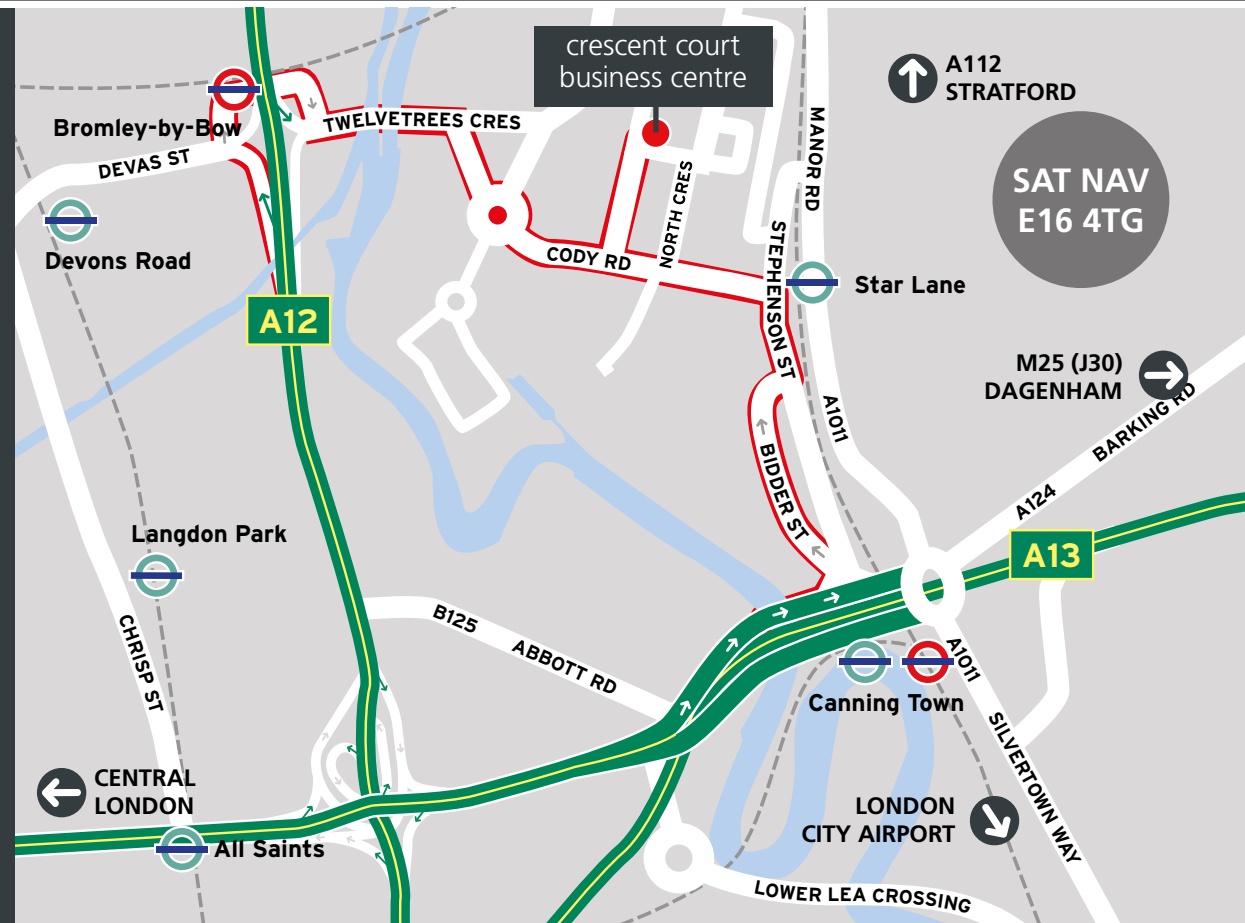
Located in a prominent position on North Crescent, within the Cody Road industrial and business area. Neighbouring occupiers include; DHL, TFL, Iron Mountain and Royal Mail. The A12 & A13 East India Dock Road are both within half a mile of the property & Star Lane (DLR) Station is within 5 minutes walking distance.



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



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



FURTHER INFORMATION

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

**MONTAGU
EVANS**

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