

# unit 11/12

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

CANMOOR



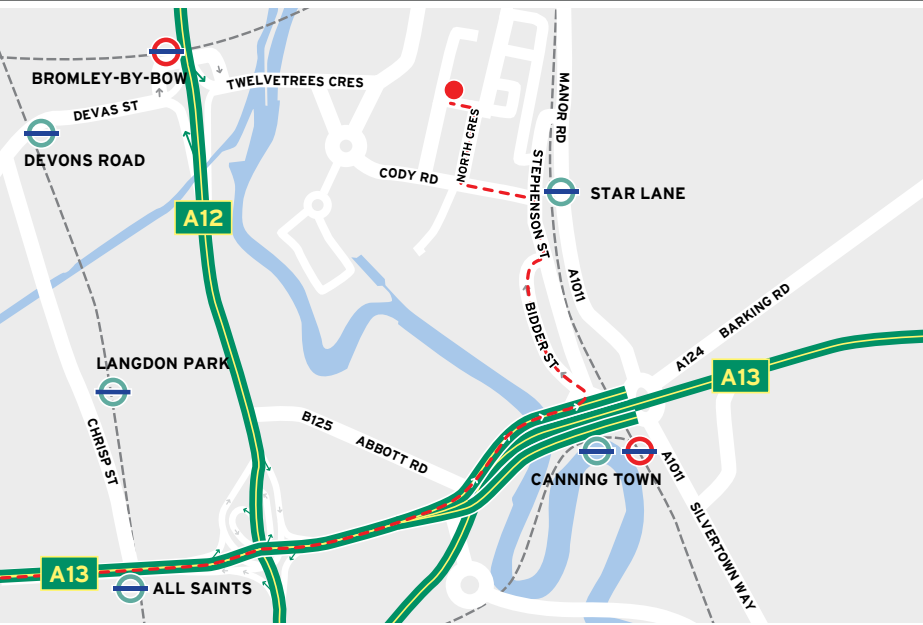
## Trade Counter/Industrial Unit 3,083 sq ft (286.4 sq m) **TO LET**

- Prominent location
- Steel portal frame
- Clear height of 7 metres
- Ancillary offices
- 3 Phase electrical supply
- Secure site
- Flexible leases available
- Multiple occupancy solutions
- 2 parking spaces

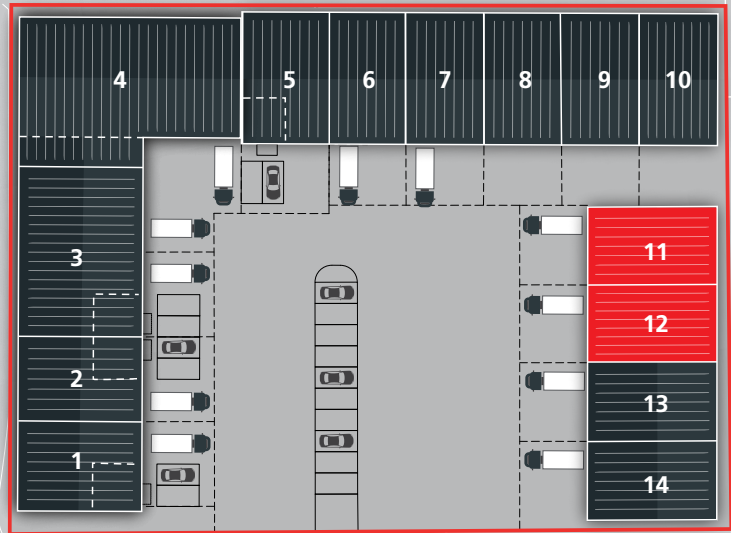
# CANNING TOWN

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SAT NAV  
E16 4TG



NORTH CRESCENT

	sq ft	sq m
Unit 11	1,553	144.2
Unit 12	1,530	142.1
<b>Total (GEA)</b>	<b>3,083</b>	<b>286.4</b>

The areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross External Basis.

## BUSINESS RATES

The unit is listed in the Valuation List 2023 as 'Warehouse and Premises' with a rateable value of £47,250.

## TENURE

The property is available by means of a new lease on full repairing and insuring terms for a length to be agreed.

## EPC

C, 62

## RENT

Rent on application.

## FURTHER INFORMATION

For more information and a full proposal, please contact:

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