



## Unit 5, Eastbury Road

London, E6 6LP

### 0.73 Acre Open Storage Site With Warehouse / Office Building

**32,000 sq ft**

(2,972.90 sq m)

- B8 / B2 / Use Class E.
- HQ Warehouse / Office Building.
- Concrete Hard surfaced Yard.
- 3 Phase Power 100KVA.
- 24 / 7 Use.
- Waste Licence allocated to Site.

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## Summary

Available Size	32,000 sq ft
Rent	Rent on application
Rates Payable	£38,724 per annum
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

The sites comprises of a self-contained rectangular-shaped site with a central warehouse / office building. Externally, to the front there is a staff / customer car park and to the rear and side of the building is a substantial concrete hard surfaced yard.

## Location

The site is conveniently located within easy access to the A13 which in turn provides good access to Central London to the west and the M25 (Junction 30) to the east. Nearby A406 (North Circular) links to the M11 and Stansted Airport to the north. London City Airport is approximately 2 miles to the south. Beckton DLR Station is within a 10-minute' walk of the property, which provides regular services to Bank, Canary Wharf and Stratford.

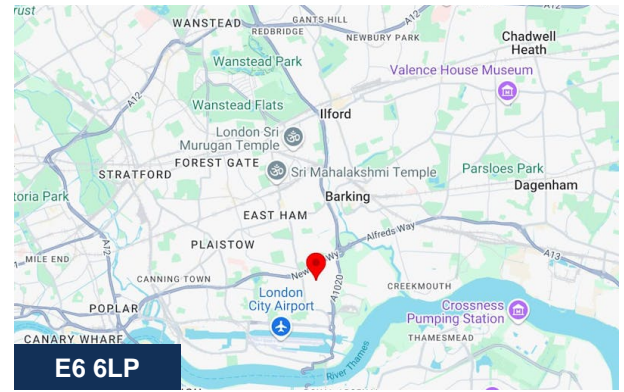
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,368.06	220	Let
Ground - Reception	1,711.46	159	Let
1st - Floor	2,346.53	218	Let
<b>Total</b>	<b>6,426.05</b>	<b>597</b>	

## Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term by arrangement.



## Viewing & Further Information



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