

TO LET

**MODERN WAREHOUSE AND OFFICES ON
SELF CONTAINED SECURE SITE
Approx. 10,000 sq.ft. on 0.5 acre.
with recycling use**



***SITE 5B, NORTH CRESCENT
CODY ROAD
LONDON DOCKLANDS
E16 4TG***

- LOCATION:** The property is located on North Crescent, within the modern Cody Road industrial and business area, where neighbouring occupiers include DHL, Transport for London, Speedy Hire and Royal Mail. The A13 East India Dock Road is approximately half a mile to the south at the Canning Town interchange and West Ham, Canning Town and Star Lane (DLR) Stations are all within walking distance.
- DESCRIPTION:** A concreted and securely fenced site with double gates leading directly on to North Crescent. The site includes a warehouse/production building and a separate two storey office building.
- ACCOMMODATION:**
- | | |
|--------------------------------------|--|
| <i>Warehouse/production building</i> | <i>7,660 ft²/711.6m²</i> |
| <i>Two storey offices</i> | <i>2,400 ft²/223m²</i> |
| <i>Site area</i> | <i>0.5 acres/0.2 hectare</i> |
- The above areas are approximate and have been measured on a gross internal basis.*
- FEATURES:**
- Concreted yard with weighbridge
 - Steel palisade fencing and double gates
 - Minimum eaves height to warehouse 6.1 m
 - Lighting to warehouse area
 - 5 loading doors to warehouse
 - Partitioned offices with kitchen area and ample WCs
- TERMS:** The premises are available to lease on terms to be agreed. Rent upon application.
- VAT:** All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as their liabilities, if any, in this direction.
- VIEWING:** Strictly by prior appointment through Sole Agents

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