

VALOR PARK

EAST CIRCULAR PHASE 1



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
NEW & FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS
10,291 SQ FT (956 SQ M) – 130,989 SQ FT (12,171 SQ M)
AVAILABLE NOW TO LET

UNRIVALLED CONNECTIVITY

City of London

A13

VALOR PARK
East Circular - Phase 1

NOTABLE LOCAL
OCCUPIERS INCLUDE



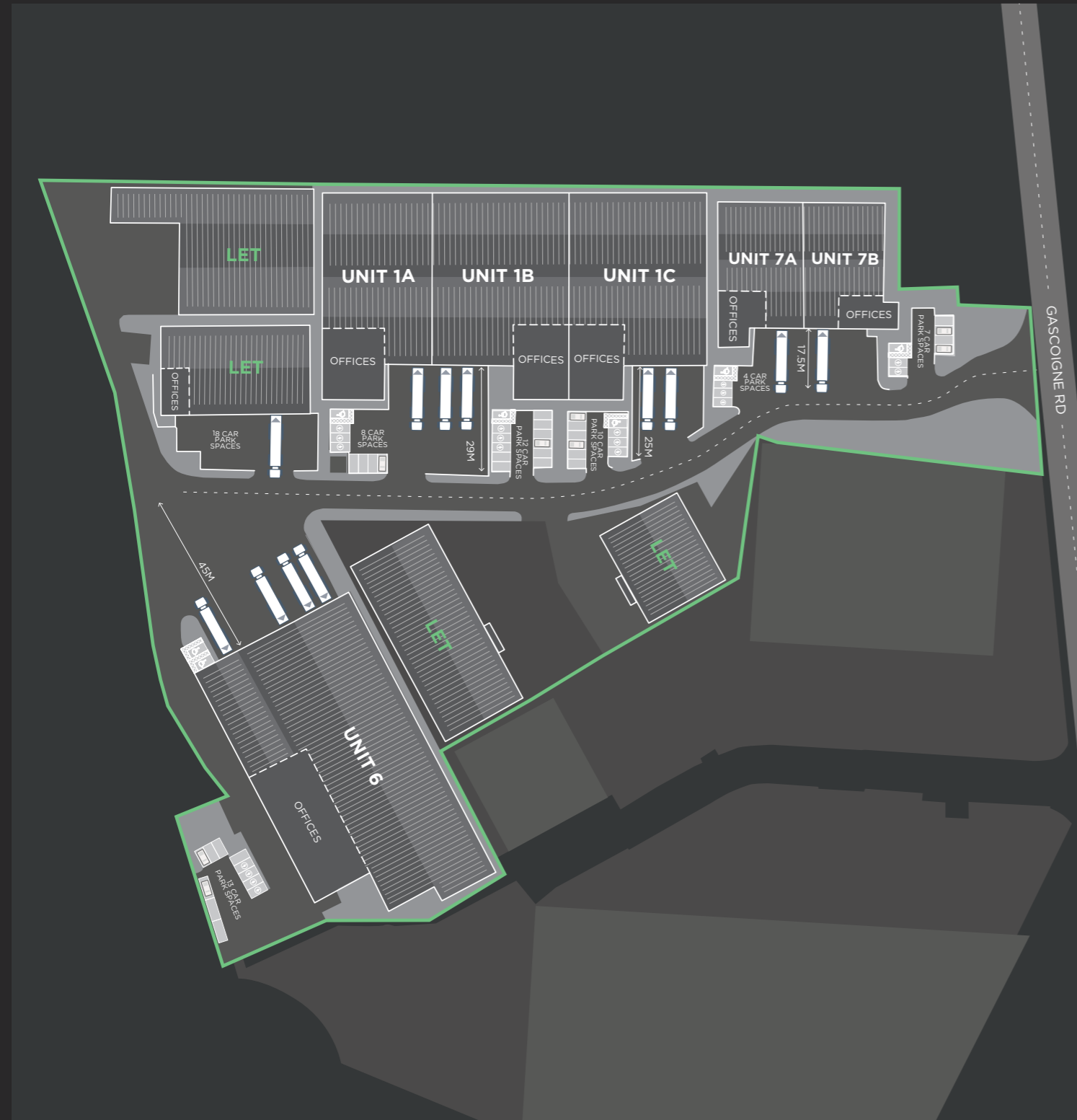
halfords



babcock

10,291 SQ FT - 130,989 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS



DESCRIPTION

The estate consists of six high specification self-contained warehouses comprising two brand new and four fully refurbished and remodelled to a Grade A standard. The specification includes steel portal frame construction modern high quality office accommodation level access loading beneath extensive loading canopies, generous yard and parking provisions, on a secure and well managed park.

ACCOMMODATION (GEA)

UNIT	CORE SQ FT	OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M	EAVES HEIGHT
1A	15,574	3,809	19,383	1,801	7.4M
1B	18,797	3,602	22,399	2,081	7.4M
1C	18,925	3,491	22,416	2,083	7.4M
6	38,347	7,341	45,688	4,245	6.7M
7A	8,350	2,463	10,813	1,005	8.5M
7B	8,055	2,236	10,291	956	8.5M

- 6.7-8.5M EAVES HEIGHT
- UP TO 45M YARD DEPTH
- FIRST FLOOR OFFICES
- ELECTRIC CAR CHARGING POINTS
- SECURE SITE
- PRIME LOCATION ON A13
- UP TO 20 CAR PARKING SPACES
- LED WAREHOUSE LIGHTING
- UP TO 3 LEVEL LOADING DOORS
- UNIT 6 DOCK LEVEL DOORS
- GATED ENTRANCE
- 3.5 ACRES



Unit 6 Dock Level Doors



Unit 1B Warehouse



Unit 6 Warehouse



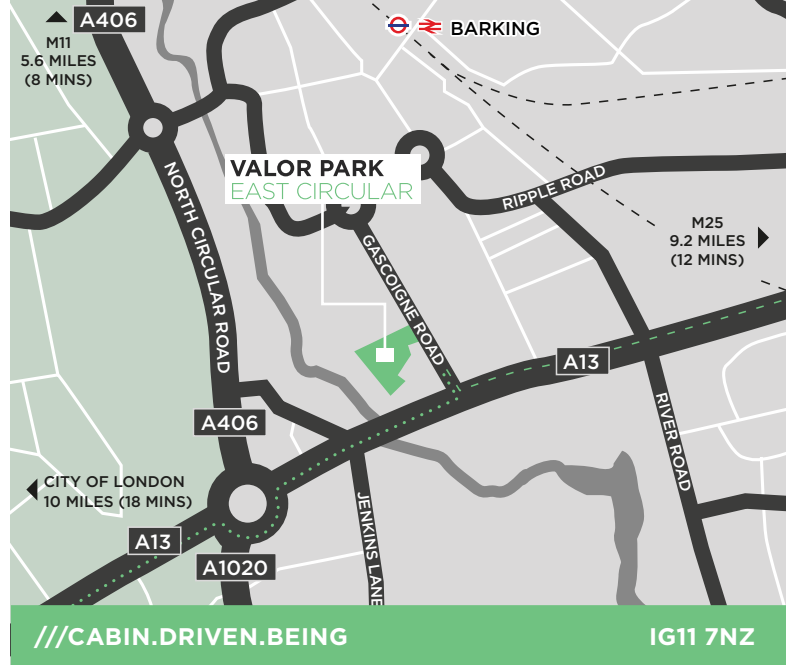
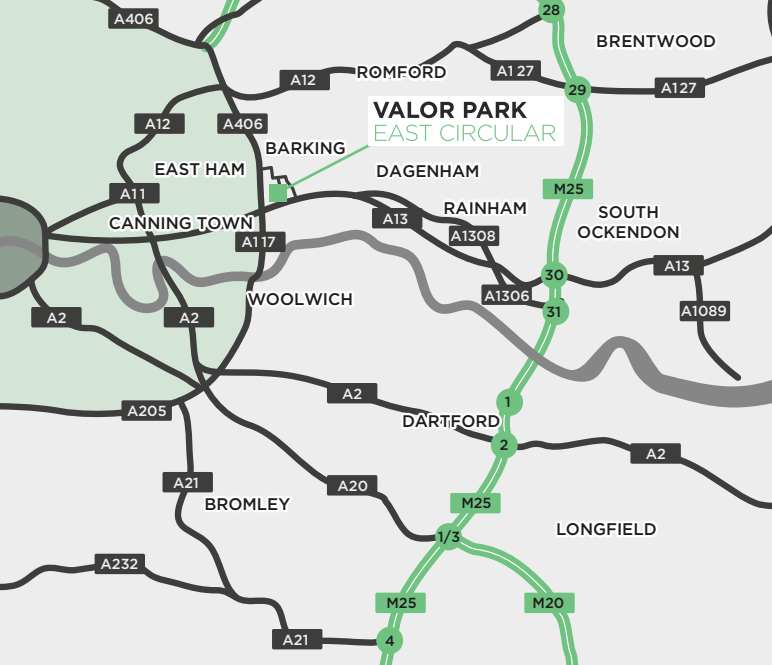
Unit 6



Kitchenette



Security Hut and Gated Entrance



///CABIN.DRIVEN.BEING

IG11 7NZ

ROAD	MILES	MINS
A13	0.1	1
A1020	0.3	2
A406 NORTH CIRCULAR	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12
RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
EBBSFLEET INTERNATIONAL	19.5	28

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
FELIXSTOWE	83.8	1 hr 25

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30
GATWICK	37.7	1 hr 5

EPC
EPC A.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FR&I leases on terms to be agreed.



For further information or to arrange an inspection please contact the joint agents:



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