



**STIRLING
ACKROYD**

TO LET

**Unit 5, SEGRO Park,
Bidder Street, Canning
Town, London, E16 4ES**

20,744 sq ft

**Modern end of terrace
industrial/warehouse
unit with first floor
offices, mezzanine floor
and loading/parking
facilities via a service
yard.**



Description

Modern end of terrace industrial/warehouse unit with first floor offices and mezzanine floor, with four car parking spaces and a service yard for loading purposes.

Location

The industrial/warehouse unit is situated on a modern Industrial Park located off Bidder Street in Canning Town being three miles east of the City of London. The unit benefits from easy access to the A13 for Docklands, the City and Central London which also links to the A12/A102 (Blackwall Tunnel Northern Approach), the North Circular Road (A406) and M25 Motorway for access to the National Motorway network.

The Industrial Park also benefits from good public transport links with Star Lane Station (DLR Line) only 0.1 miles away and Canning Town Underground Station (DLR & Jubilee Line) within half a mile. Canary Wharf, City Airport and Excel Exhibition are in close proximity to the Park.

Key points

- Total internal space - 20,744 square feet
- Canteen/kitchen area on the ground floor
- Four car parking spaces
- Mezzanine floor for production/storage
- Office on the first floor
- Park CCTV and security gated entrance
- Service yard and up and over loading door
- Three Phase electricity supply





Accommodation

Name	sq ft	sq m
Ground - Industrial/Warehouse	10,631	987.65
1st - Office	1,011	93.92
Mezzanine - Production/Storage	9,102	845.60

Rents, Rates & Charges

Lease	Assignment
Rent	£232,840 per annum
Rates	£91,648 per annum
Service Charge	On application
VAT	Applicable
EPC	B (28)

Viewing & Further Information



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