



**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



**Nicholas Westray**  
020 3967 0103  
07932 707 071  
nwestray@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 13/09/2024