



NEWLY REFURBISHED

UNIT 9

Thomas Road Industrial Estate, Poplar, London, E14 7BN

TO LET
5,591 sq ft / 519 sq m

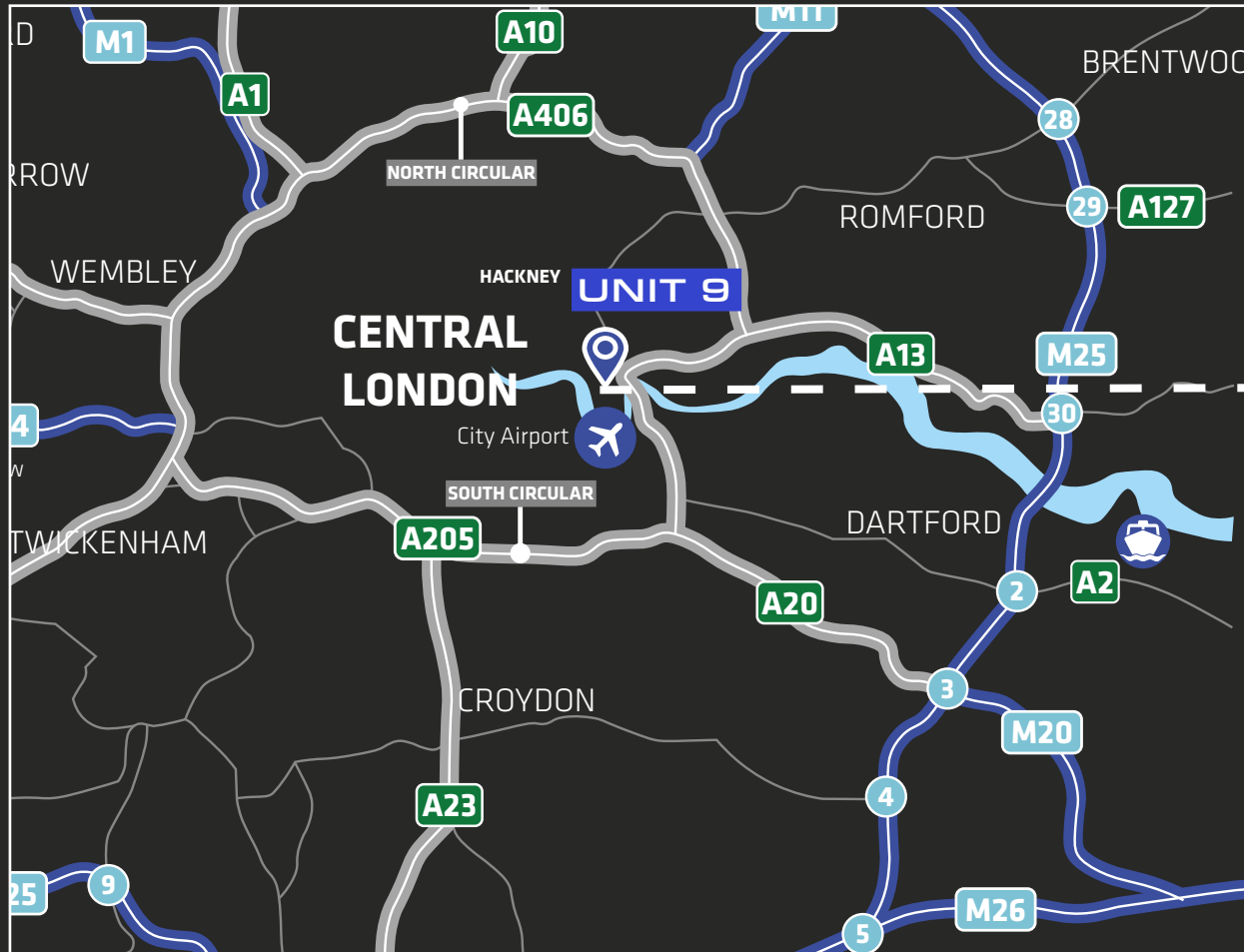
logix
PROPERTY

STRETTONS
EST 1931

LOCATION

Thomas Road is situated between Burdett Road, Bow Common Lane and A12 Blackwall Tunnel Northern Approach. The A12 connects with the A102 Blackwall Tunnel to Greenwich and south London, and the A13 East India Dock Road to the Isle of Dogs and the A406 North Circular Road and M25 to the east. The A12 also links with the M11 to the north east.

The estate benefits from easy access to **Stratford (2.5 miles)**, the **City (2.5 miles)** and **Isle of Dogs (1 mile)**. **Public Transport** to the estate via **Docklands Light Railway, Central Line, District Line** and **Hammersmith & City Lines**. The nearby National Rail stations are Devons Road (**0.6 miles**) and Limehouse Station (**0.9 miles**).



AIRPORTS

London City Airport: **4.4 miles**
Gatwick Airport: **47 miles**
Heathrow Airport: **60 miles**

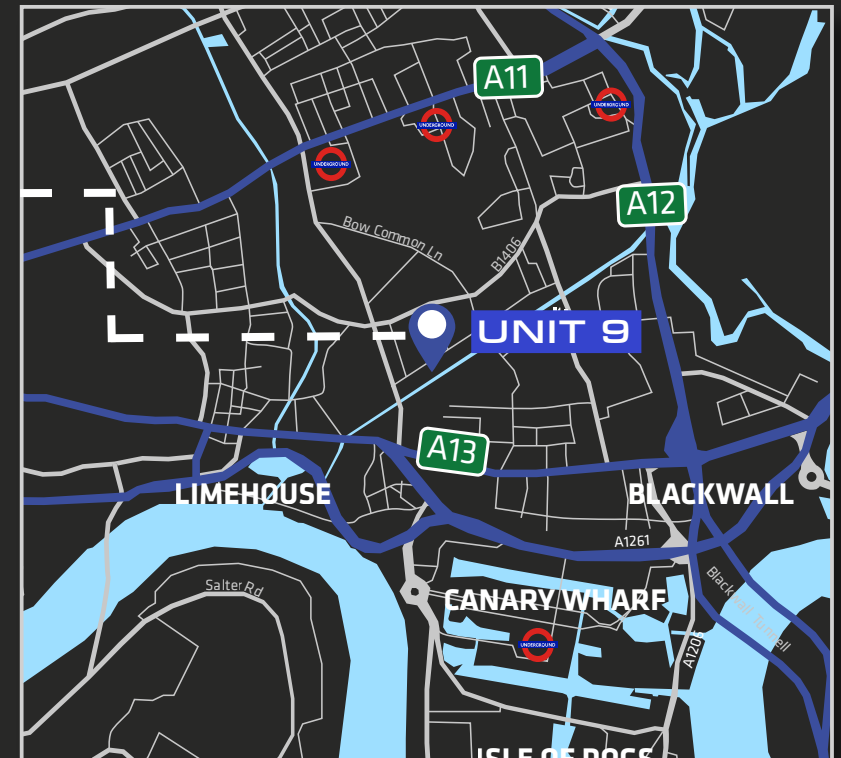


RAIL CONNECTIONS

Devons Road: **0.6 miles**
Mile End Tube Station: **0.9 miles**

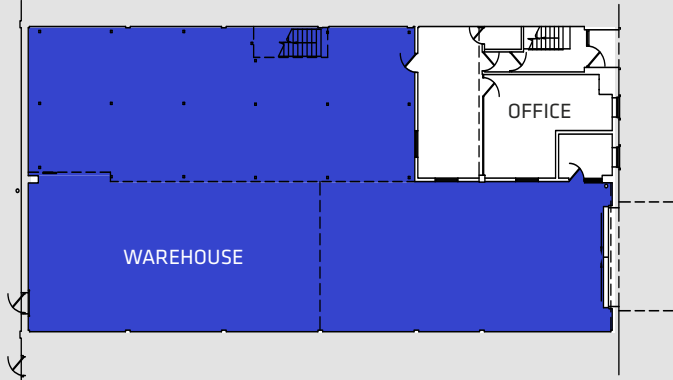


	DISTANCE
Stratford	2.5 miles
Central London	2.5 miles
Isle of Dogs	1 mile

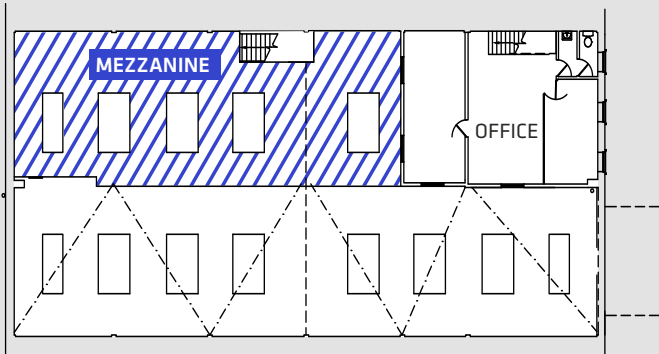


UNIT 9

GROUND FLOOR PLAN



MEZZANINE PLAN (DEMOUNTABLE)













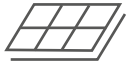

ACCOMMODATION

WAREHOUSE	3,936 sq ft / 366 sq m
GROUND FLOOR	824 sq ft / 77 sq m
FIRST FLOOR	831 sq ft / 77 sq m
TOTAL	5,591 sq ft / 519 sq m
MEZZANINE	1,579 sq ft / 147 sq m

DESCRIPTION

Unit 9 has been comprehensively refurbished. The estate comprises 15 modern single-storey industrial/warehouse units of brick elevation and profile-clad roofs benefiting from first floor offices, each with level-loading and parking. The estate is home to established trade counter occupiers such as Wolseley and Plumbase.

SPECIFICATIONS

REFURBISHED UNIT 	MEZZANINE (DEMOUNTABLE) 	LOADING AND PARKING FACILITIES 	APPROX EAVES HEIGHT OF 5.5M 
ELECTRIC SHUTTER DOOR 	3 PHASE ELECTRICITY 	GROUND AND FIRST-FLOOR OFFICES 	COVERED LOADING/CANOPY 
LED LIGHTING 	VRF HEATING & COOLING 	SOLAR PVs 	EPC RATING A+ 





UNIT 9

FURTHER INFORMATION



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Harry Robins

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Tenure - Available on new lease terms

Rateable Value - £75,500

VAT - Applicable

Rent - Upon Request