



Unit 8,
Standard Industrial Estate
Factory Road
SILVERTOWN
E16 2EJ

Detached Warehouse
On Self Contained Site

4,883 SQ M
(52,559 SQ FT)

For Sale
(May Let)





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Standard Industrial Estate
Factory Road
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E16 2EJ

- **Prime East London Location** within Royal Docks close to City Airport/London ExCel.
- **Strategic employment site** within Major regeneration area (Crossrail opening in 2018).
- **RARE freehold opportunity.**
- **Secure site extending to 0.86Ha (2.12 acres).**
- **Existing cash & carry USE.**



Description

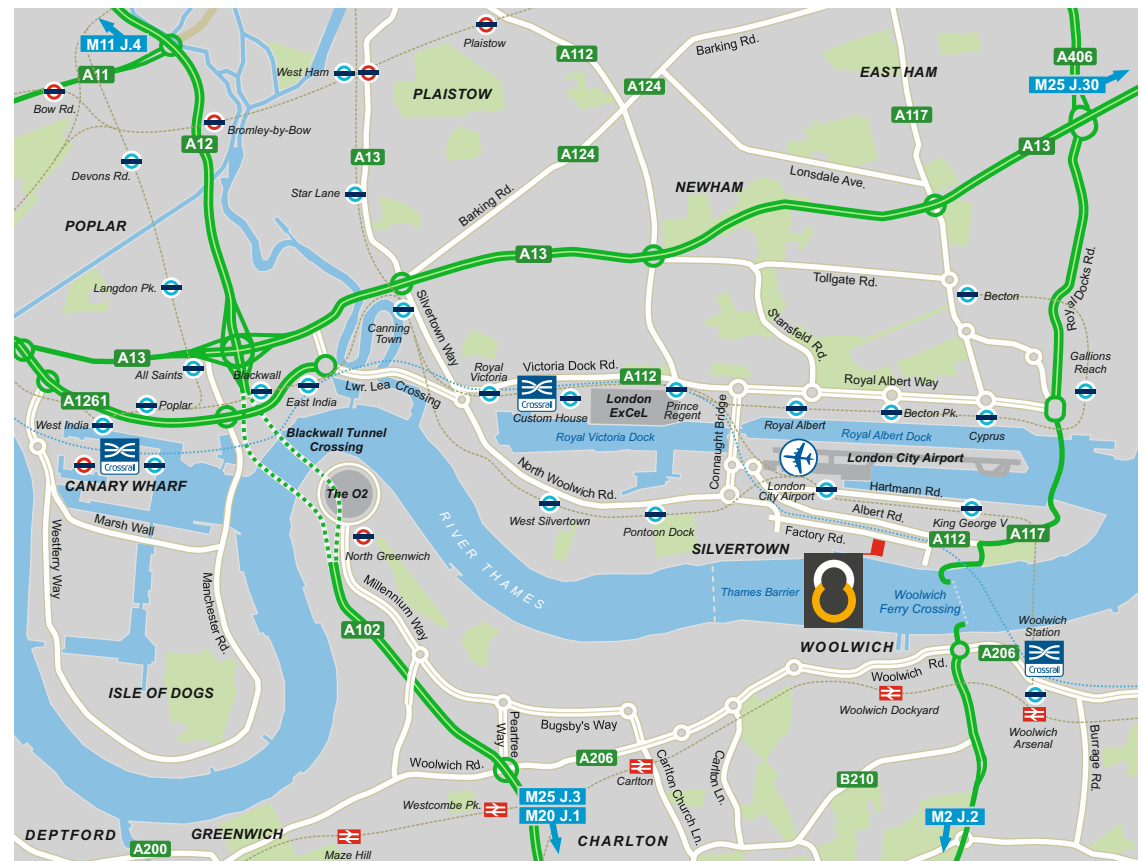
- Detached Single Storey Warehouse on a gated site fronting Factory Road.
- Integral offices at ground and first floor levels.
- Large yard/customer car park to the front.
- Currently utilised as a cash & carry building with ancillary storage facilities, cold stores and a deli counter.
- Spot lights throughout, gas warm air heaters, separate staff and customer WC facilities, 3 phase power and strip lighting.
- There is a single roller shutter door on the east side of the property for loading with the opportunity to install further shutter doors at the front of the property if required.
- The height to the underside of the steel truss is 4.9m rising to 11.2m at the apex.

Location

- Situated within the Royal Docks, close to City Airport and the London ExCel Exhibition Centre, where there are significant regeneration/ infrastructure works being undertaken including various new residential led mixed use developments (Silvertown Quay), the Asian Business Park and Crossrail (completion 2018).
- Within a Strategic Employment Area adjacent to the Tate & Lyle food processing plant.
- Excellent access to A13 Canning Town (2.5 miles); Blackwall Tunnel (3 miles); A13/A406/M11. Beckton Roundabout (3.5 miles). and Woolwich Ferry (0.5 miles).
- City Airport and King George V DLR stations are within walking distance of the site. Canning Town DLR & Jubilee Line Station is 2.5 miles west.

Energy Performance Certificate:

Energy Performance Asset Rating – D89. Certificate available upon request.



Floor Areas

Warehouse/Industrial	4,167 sq m	44,853 sq ft
Two Storey Offices/Amenity	410 sq m	4,413 sq ft
Stores/Plant Rooms	306 sq m	3,293 sq ft

TOTAL GIA **4,883 sq m** **52,559 sq ft**
Site Area 0.86Ha (2.12 acres)

Rateable Value: Rateable Value £187,000. Interested parties are advised to liaise with the London Borough of Newham to ascertain the current rates payable for the current financial year.

Terms: Freehold for sale, may let. Terms on application.

Further Details:

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