



Coldstore/Industrial Premises

TO LET – Preliminary Details

**Billingsgate Market, Trafalgar Way, London
E14 5ST**

Prime Central London location, immediately adjacent to Canary Wharf



DESCRIPTION

The unit was constructed in 2002 on a site of approximately 0.9 acres adjacent to the main vehicular entrance to Billingsgate Market.

The building is a purpose built coldstore with 2-storey offices/welfare accommodation. A smaller ancillary unit is located within the service yard.

- **Constructed to modern standards**
- **6.75m clear headroom height in the main storage area**
- **3m headroom in ancillary unit**
- **Fully fitted with refrigeration plant for storage and distribution of frozen food**
- **2 dock level loading doors/ 1 level access door**
- **Single service yard and parking for approximately 16 cars**



ACCOMMODATION

Unit	Sq m	Sq ft
Ground Floor (Storage)	1,542.0	16,597.9
First Floor (Offices/Welfare)	244.9	2,636.1
Upper Floor (Offices/Welfare)	166.3	1,790.04
Total	1953.2	21,024.04
Ancillary Unit – Ground floor storage	227	2,443
Combined Buildings	2,180.2	23,467.04

LOCATION

The site benefits from being in a prominent and visible location, overlooking the A1261 Aspen Way into Central London.

The property is located in a prime location with good access to the City and West End, Docklands, Stratford, the Olympic Park, Blackwall Tunnel and Greater London generally. Canary Wharf station (Jubilee & DLR lines) is in close proximity.

FURTHER INFORMATION/VIEWING

Strictly by appointment by the sole agents:

BNP Paribas Real Estate www.realestate.bnpparibas.co.uk

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TERMS & RENT

Upon application

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Service Charge: £35,000

Rateable Value: £163,000

SUBJECT TO CONTRACT

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