

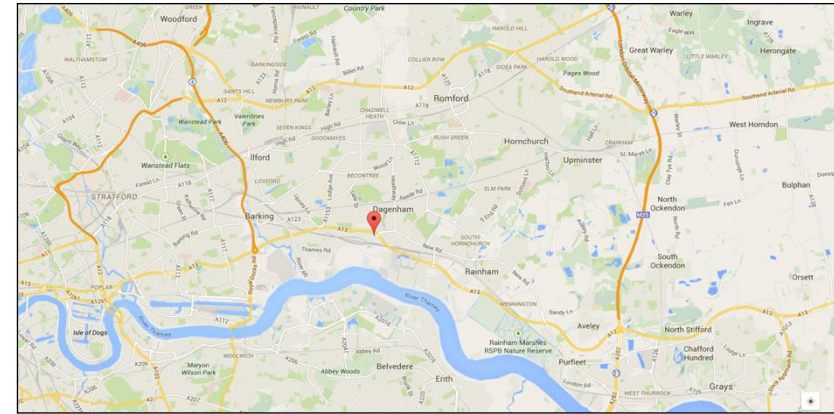


TO LET

Stobart Park, East London, RM9 6RS

Office Space and Secure Open Storage Yard - 1.26 acres

PRELIMINARY PARTICULARS



- 4,727 sq. ft. of office space over two storeys
- 24 hour security
- Suitable for lorry and car parking
- Secure and fenced

Stobart Park is a 28 acre industrial/ distribution scheme superbly located 7 miles west of the M25 (JCT 30/31)

- Strategic location 12.5 miles east of Central London
- 7 miles/ 10 mins to M25 orbital motorway
- 3 miles/ 5 mins to A406 North Circular
- Prominent position with direct 2-way access to the A13

Location

Stobart Park is situated in a strategic location fronting the A13 which provides dual carriageway access to Central London to the west (12.5 miles) and the M25 to the east (7 miles)/

Key east/ south coast ports are all within a 2 hour drive time including Tilbury, London Gateway, Felixstowe, Harwich, Dover, Folkstone and Southampton.

Dagenham Dock Station is located nearby with the fastest direct connection to Central London being just 18 minutes. For the London Underground, Dagenham Heathway (District Line) is just 6 minutes by bus.

Description

- Secure surfaced yard
- Detached 4,727 sq ft office block with drivers accommodation
- EPC Rating: 74 – Grade C
- HGV & car parking spaces
- 1.26 acres
- 24 Hour Security with gate house

NB. Additional warehousing may also be available on a short term basis if required.

Service Charge

A service charge will be payable by the in going tenant. Further details upon request.

Terms

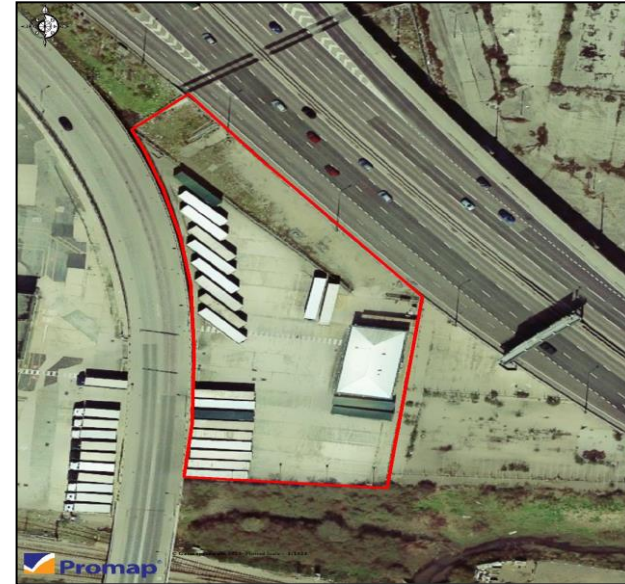
The yard is available on a full repairing and insuring lease on terms to be agreed.

Rent

£100,000 per annum exclusive

Services

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



Plan for guidance purpose only

Viewing/Further Information

BNP Paribas Real Estate

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