27 GEMINI BUSINESS PARK Hornet Way · Beckton · London · E6 7FF



Modern Warehouse / Industrial Unit 34,721 sq ft (3,225.69 sq m)

For Sale

Due to the current occupier relocating.









- Detached unit
- · Lighting throughout
- 3 full height loading doors
- 9.2m clear height
- 1,100kVA/3 phase power supply
- Excellent road links
- Self-contained yard/parking
- First floor offices with lift access
- Separate WCs
- Kitchenette
- 50 kN/m² floor loading
- 2 x 8 tonne cranage

Description

This detached unit which was constructed in 2007 is of steel portal frame construction with profile steel cladding to the elevations and a profile steel clad roof with approximately 10% translucent roof lights. There are offices at first floor with carpeting, suspended ceiling, recessed lighting and air conditioning. The unit sits on a self-contained secure site of approximately 1.43 acres and benefits from dedicated parking/yard area.

34,721 sq ft

3,225.68 sq m

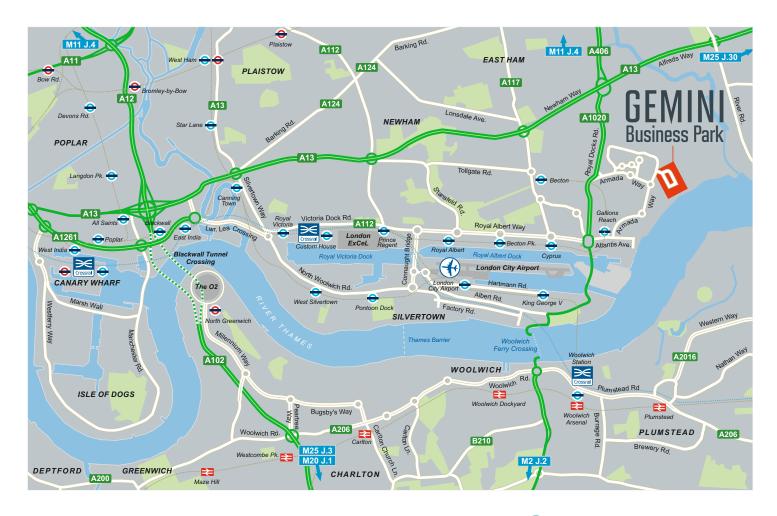
Accommodation

Total

The accommodation comprises the following (approx. GIA) areas:

Ground - Floor Warehouse / Ancillary 32,667 sq ft 3,034.86 sq m

1st - Floor Offices 2,054 sq ft 190.82 sq m



Location

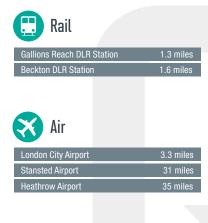
The property is situated on Gemini Business Park, an established warehouse and industrial development adjacent to Gallions Reach Shopping Park comprising over 35 major stores and restaurants.

The Business Park is only 1 mile from the A13 / A406 North Circular interchange at Beckton roundabout providing easy access west into bthe City and out to Junction 30 of the M25 and national motorway network to the east. Gallions Reach DLR station is approximately 5 minutes away with London City Airport 3 miles due east.





A406 North Circular / A13 Interchange	1.3 miles
M11 Junction 4	6 miles
City of London	9.7 miles
M25 Junction 30	11 miles
A10	13 miles
Dartford Crossing	14 miles





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Price: On application.

Rateable value: £382,500 Interested parties are advised to make their own enquiries with the London Borough of Newham.

Service charge: There is a service charge payable for the upkeep of the estate road and common parts.

VAT: To be confirmed.

Legal fees: Each party to bear their own costs.

EPC rating: C-(62)

Terms: The property is available for sale.

Further information and viewing: Contact the joint sole agents -



Stephen Richmond 01322 285588 | 07771 900 682 stephen.richmond@altusgroup.com

Chris Birch 01322 285 588 | 07976 681 951 chris.birch@altusgroup.com



Neilson Projects 0203 405 2100 www.neilsonprojects.co.uk

Oliver Neilson 0203 4052100 | 07919 128437 oliver@neilsonprojects.co.uk