



Unit 9 Thomas Road Industrial Estate

Thomas Road, London, E14 7BN

Last Remaining Unit - Trade Counter Location

5,591 sq ft
(519.42 sq m)

- 5.5m eaves height
- Trade Counter Estate
- 1 level loading door
- WC facilities
- 1,500 sqft Mezzanine

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Summary

Available Size	5,591 sq ft
Rent	£32.50 per sq ft
Rates Payable	£38,656 per annum
Rateable Value	£75,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

Unit 9 is a mid terrace trade unit and has ground floor and first floor offices with a mezzanine within the warehouse. Thomas Trade Centre comprises 15 modern single storey industrial/warehouse units, benefiting from first floor offices and or mezzanine floors; each with good loading and parking facilities. In recent years the estate has evolved to that of a Trade counter estate with occupiers such as Plumb Centre, Plumbase and other trade suppliers.

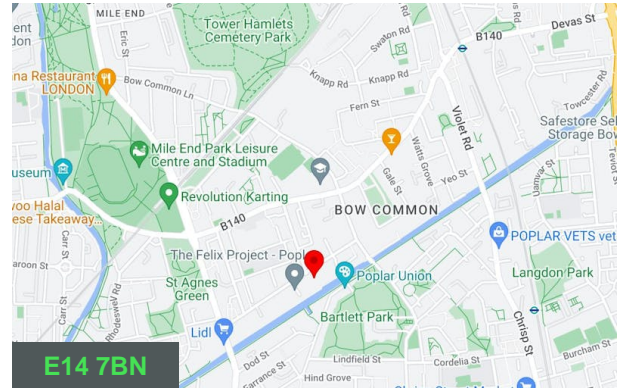
Location

The Thomas Industrial Estate is situated between Devons Road and Limehouse station within close proximity to Mile End Station. This means there are various routes to get to Thomas Road which include the Docklands Light Railway, Central Line, District Line and Hammersmith & City Lines. Road links are also excellent with access to the North Circular, which link to the M11 and M25.

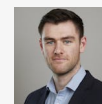
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	3,936	365.67	Available
Unit - Ground Floor Office	824	76.55	Available
Unit - First Floor Office	831	77.20	Available
Total	5,591	519.42	



Viewing & Further Information



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