

# VALOR PARK

## KINGSBRIDGE RD



4 FULLY REFURBISHED, INDUSTRIAL WAREHOUSE /  
DISTRIBUTION UNITS TO LET  
**5,928 - 11,935 SQ FT** (549.8 - 1,206.2 SQ M)  
AVAILABLE NOW

NOTABLE OCCUPIERS



# 5,928 - 11,935 SQ FT FULLY REFURBISHED URBAN LOGISTICS UNITS



SECURE ESTATE



OFFICE LED LIGHTING



CLOSE PROXIMITY TO THE A13



4.8 - 6.7M CLEAR INTERNAL HEIGHT

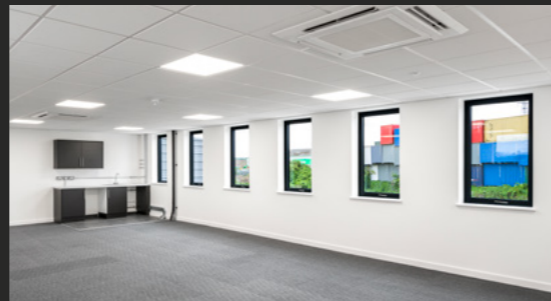


C. 20M YARD DEPTH



## DESCRIPTION

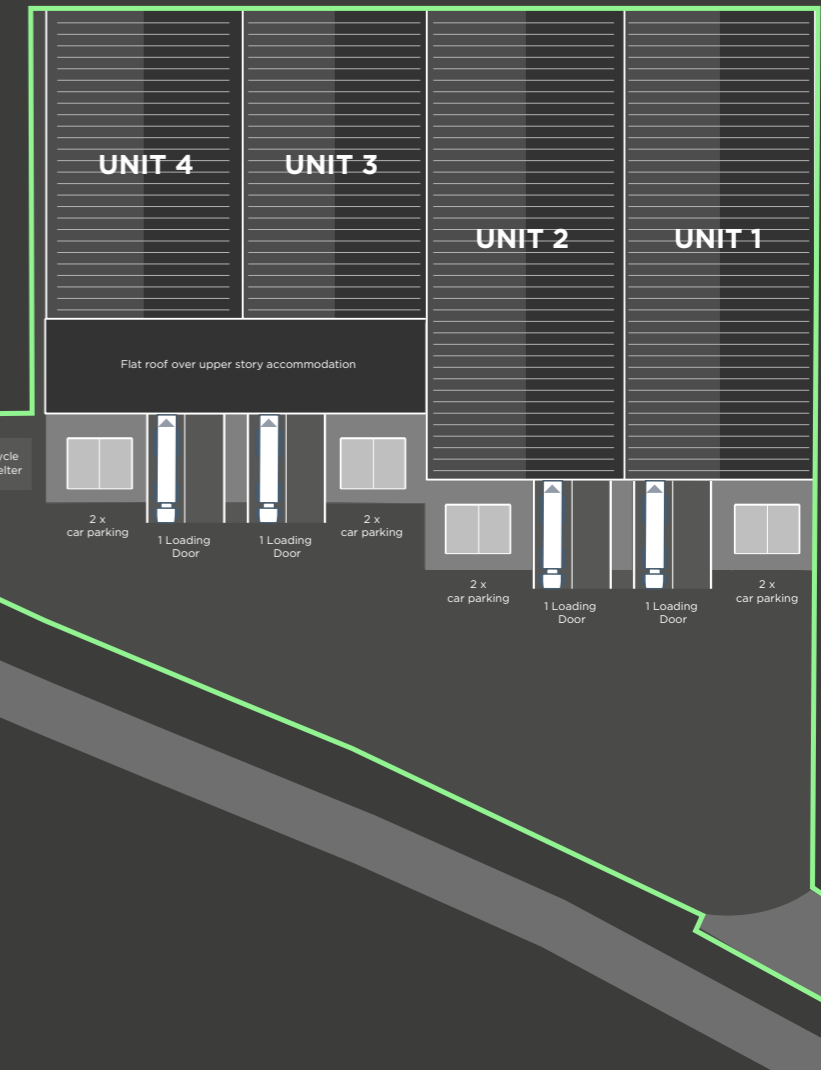
Valor Park, Kingsbridge Road, is set to comprise of 4 fully refurbished, high-specification, self contained industrial and distribution units, on a secure and self contained site. The specification includes steel portal frame construction, modern high quality office accommodation, level access loading, 4.8 - 6.7m eaves heights and 69KVa power.



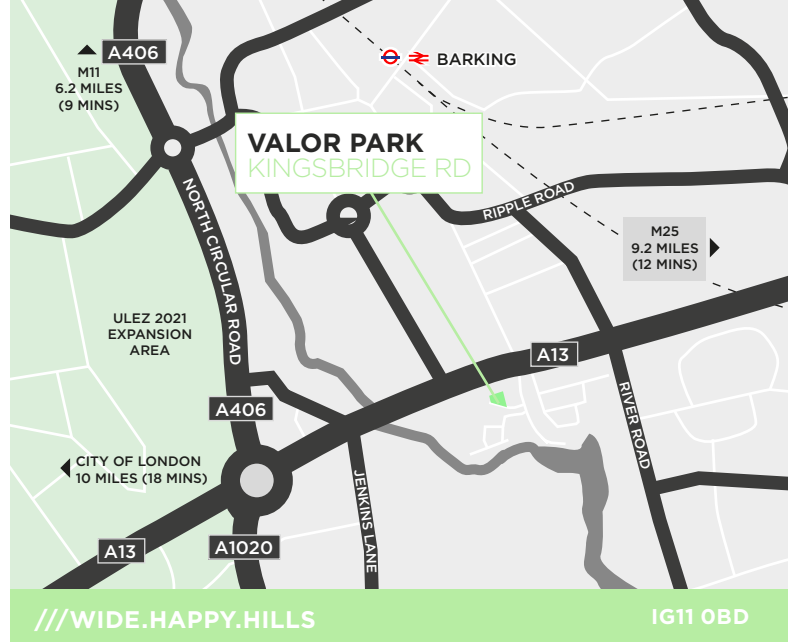
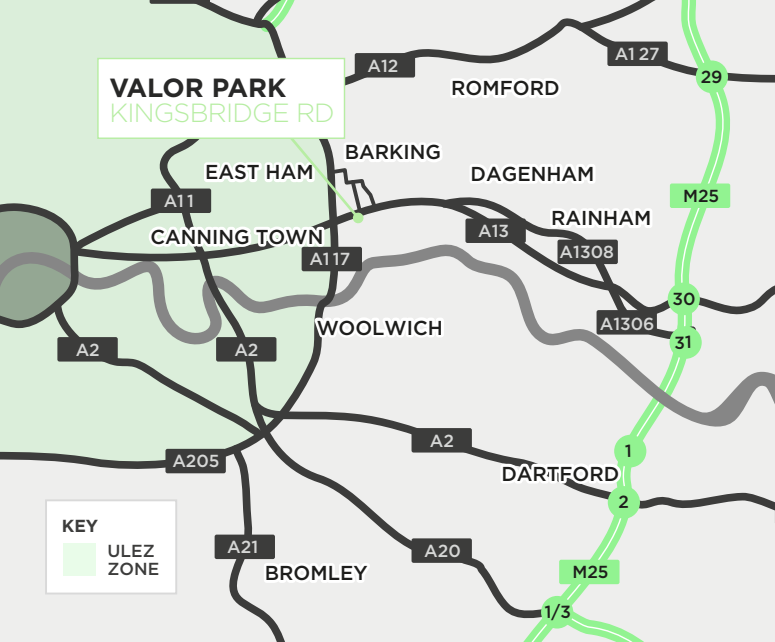
## ACCOMMODATION

UNIT	WAREHOUSE	CORE	OFFICE	TOTAL (SQ FT)	TOTAL (SQ M)
1	6,007	-	-	6,007	558.1
2	5,928	-	-	5,928	550.7
3	4,707	797	920	6,425	596.9
4	4,828	814	970	6,612	614.5

\*GEA







## LOCATION

The property is situated just off Kingsbridge Road which leads north to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road / M11 and M25 (Junction 30/31), allowing easy access to central and greater London and beyond.

ROAD	MILES	MINS
A13	0.2	2
A1020	0.3	2
A406 North Circular	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

**EPC**  
Target EPC D.

**RENT**  
Upon Application.

**COSTS**  
Each party to bear their own legal costs in this transaction.

**TERMS**  
The units are available by way of new FR&I leases on terms to be agreed.

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30

**5,662,942**  
PEOPLE  
LIVE WITHIN A 15  
MILE RADIUS

**3,669,409**  
PEOPLE  
LIVE WITHIN A 10  
MILE RADIUS

**1,014,221**  
PEOPLE  
LIVE WITHIN A 5  
MILE RADIUS

For further information or to arrange an inspection please contact the joint agents:



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