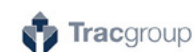




UNIT 16

**27,835 SQ FT (2,586 SQ M)
TO 55,670 SQ FT (5,172 SQ M)**

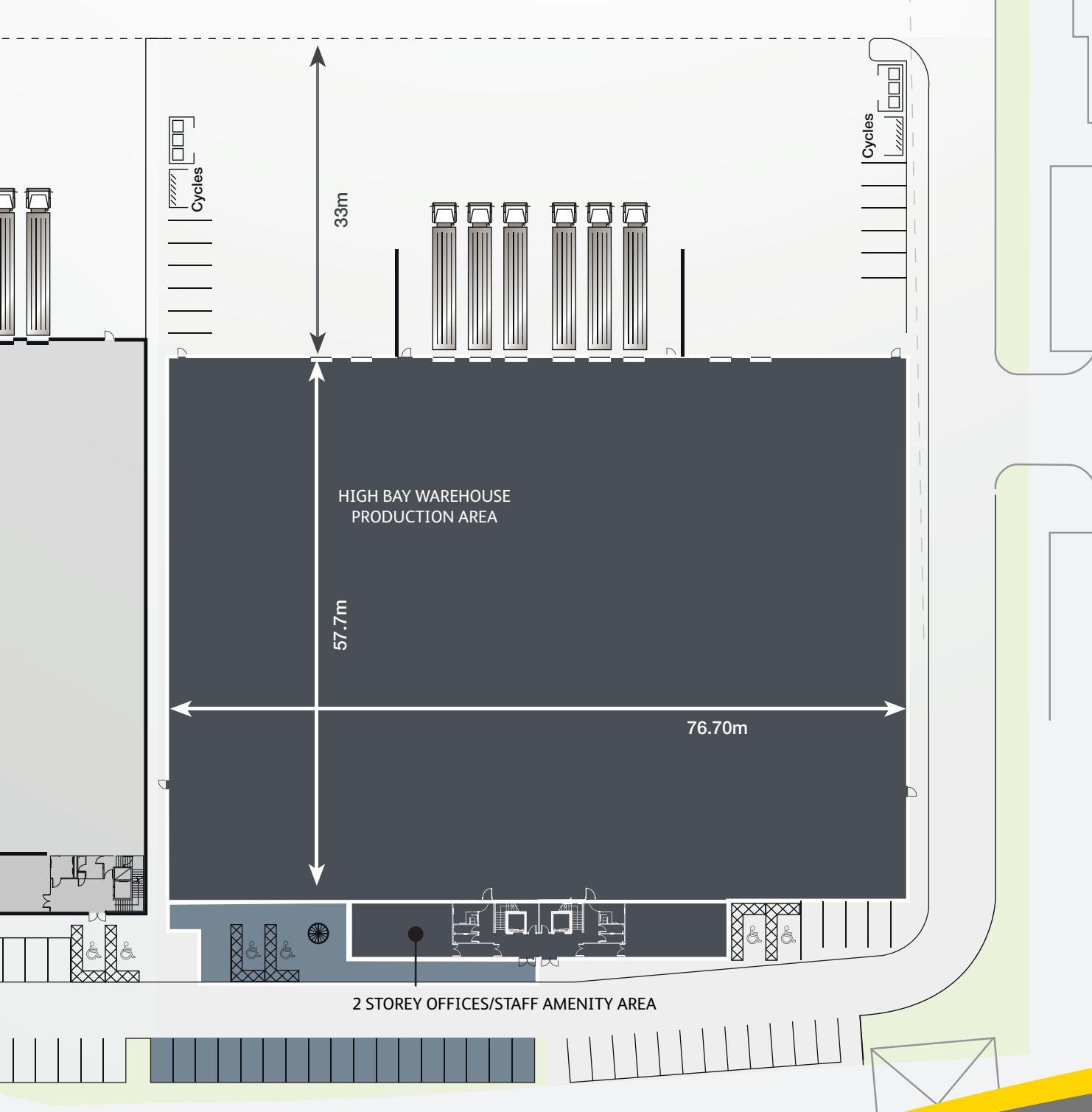
A new development by

















LAST REMAINING UNIT ON PHASE 4 OF EAST LONDON'S PREMIER INDUSTRIAL DISTRIBUTION PARK AVAILABLE NOW





DESIGNED FOR INDUSTRIAL OR WAREHOUSE USES AND BUILT TO THE HIGHEST STANDARDS, UNIT 16 PROVIDES A TOTAL OF **55,670 SQ FT (5,172 SQ M)**. INCLUDING 3,128 SQ FT OF FIRST FLOOR OFFICES (GROSS EXTERNAL AREAS)

SPECIFICATION

-  4 level loading doors
-  6 dock loading doors
-  33m yard depth
-  10.0m clear internal height
-  50kN/m² floor loading
-  Office heating & cooling system
-  55 car parking spaces
-  Potential for secure yard
-  Potential for additional offices at ground floor
-  Ability to split unit
-  BREEAM 'Very Good'
-  EPC A (16)

Sat Nav Ref: RM9 6RH



LOCATION

Thames Gateway Park is situated off the Goresbrook Interchange at Dagenham Dock on the A13(T) dual carriageway midway between M25 junctions 30 / 31 and the City of London. It adjoins Dagenham Dock station and a bus terminus.

Thames Gateway Park is located in a premier distribution location, opening up the UK and mainland Europe.

Huge investment in road, rail and air transport has provided the connectivity needed to support business growth, with 30 % of the UK population accessible by road within 2 hours and most major European markets within 1 days drive.

COMMUNICATIONS

North Circular/A406	4 miles
London City Airport	7 miles
M25	8 miles
Dartford River Crossing	9 miles
City of London	12 miles

RAIL (Dagenham Dock Station adjoins the site)

Barking – District and Ham & City Line	6 mins
Fenchurch Street – C2C Line	20 mins

BUS ROUTE (Dagenham Dock Bus Terminus adjoins the site)

EL2 Route	Dagenham Dock to Ilford Hill via Barking Station
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FURTHER INFORMATION

For further information please contact the joint agents.



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