

VALOR PARK

5A CANNING TOWN

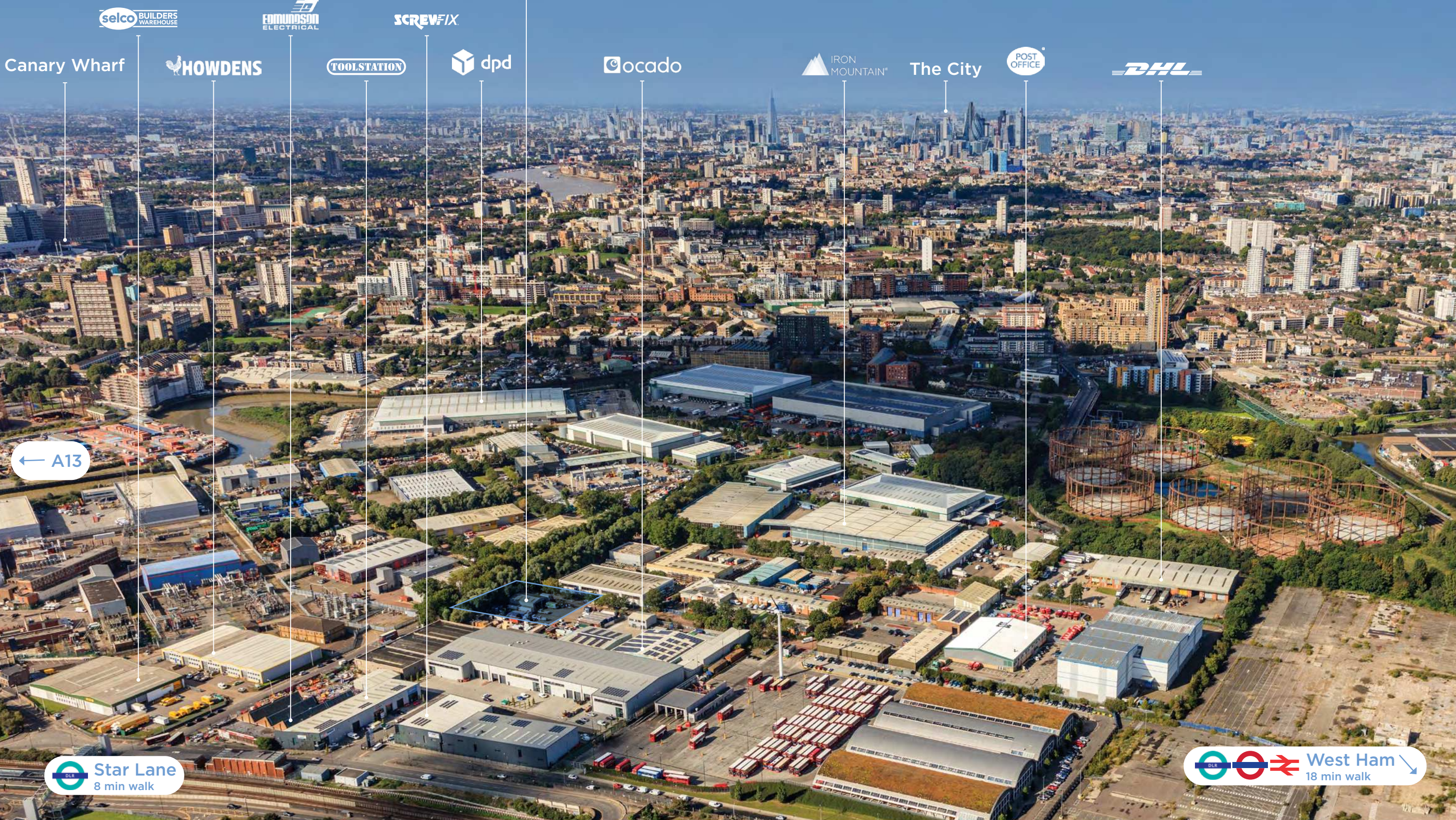


AVAILABLE NOW
TWO NEW SELF CONTAINED INDUSTRIAL /
WAREHOUSE UNITS TOTALLING 33,346 SQ FT

33,346 SQ FT
FLEXIBLE WAREHOUSE
ACCOMMODATION

STRATEGIC LAST MILE
LOCATION WITH BIG
BRAND OCCUPIERS

VALOR PARK
5A CANNING TOWN



selco BUILDERS WAREHOUSE

EDMUNDSON ELECTRICAL

SCREWFIX

dpd

ocado

IRON MOUNTAIN

The City

POST OFFICE

DHL

Canary Wharf

HOWDENS

TOOLSTATION

A13

Star Lane
8 min walk

West Ham
18 min walk

HIGH PROFILE DEVELOPMENT OF TWO BRAND NEW UNITS OF EXCEPTIONAL QUALITY



LEVEL
ACCESS
LOADING



23M
YARD
DEPTH



10M
EAVES
HEIGHT



16 CAR PARKING
SPACES (6 EV
CHARGING)



FIRST
FLOOR
OFFICES



SECURE SELF
CONTAINED
SITE

PV SYSTEM IN PLACE TO PROVIDE TOTAL SAVINGS PER YEAR OF C.£41,000*

*Financial saving based on:
Elco (PV installer) PV calculation, with the PV system providing a saving of 40,202 kWh per unit.
Ofgem price cap from 1st April 2023, the electricity tariff is 51.0 p/kWh and subject to weather conditions, cleaning and regular maintenance.

GRADE A SPEC FOR A GREENER FUTURE



EV
PARKING



EPC
A



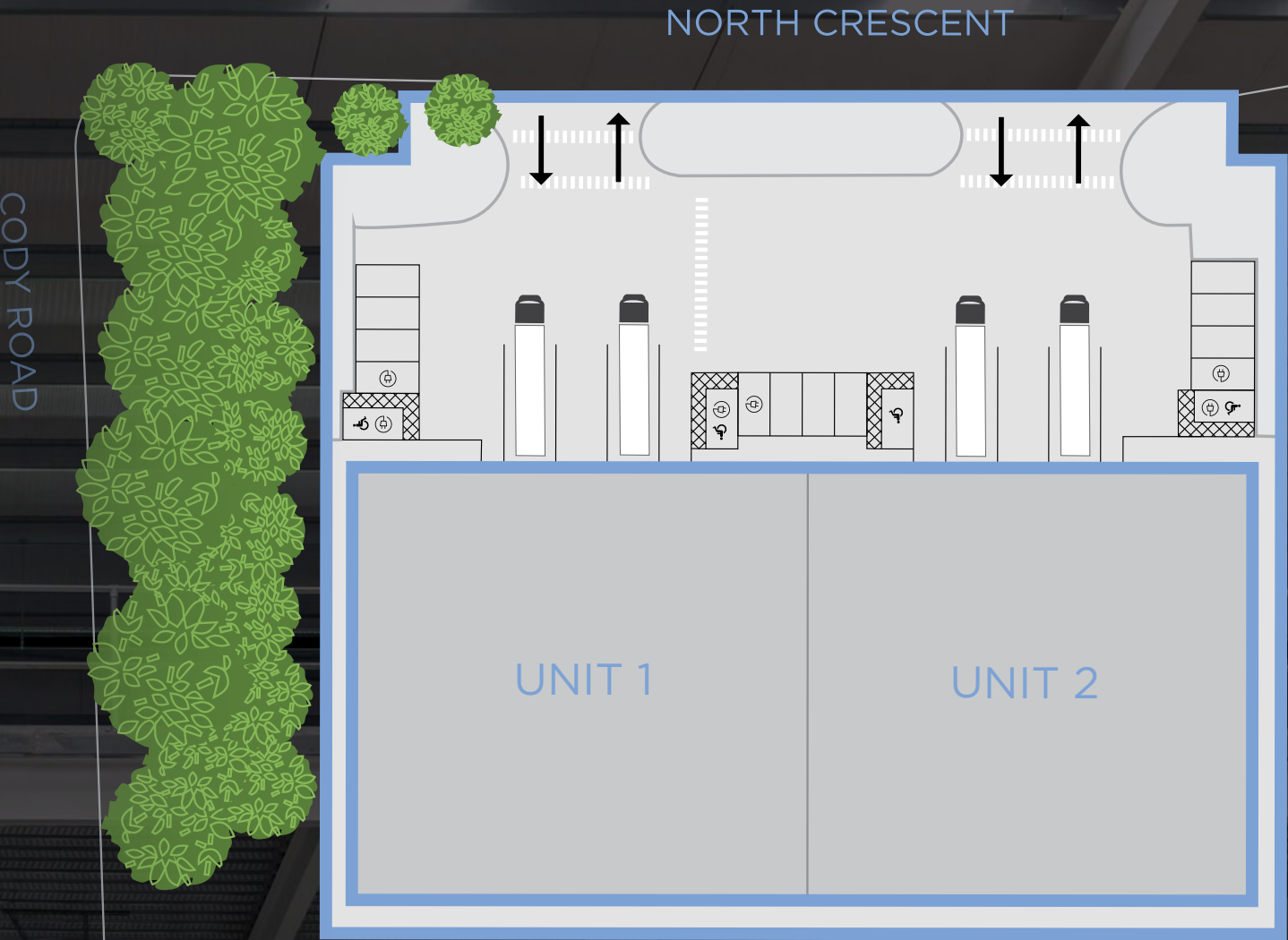
INSULATED
CLADDING



PV
PANELS



BREEAM
EXCELLENT



UNIT 1 (GEA)	SQ FT	SQ M	UNIT 2 (GEA)	SQ FT	SQ M
Ground Floor	12,722	1,181.89	Ground Floor	12,722	1,181.89
Mezzanine Office Area	3,951	367.08	Mezzanine Office Area	3,951	367.08
Total GEA	16,673	1,548.97	Total GEA	16,673	1,548.97

A 4-UNIT SCHEME CONSISTING OF UNITS FROM 8,337 UP TO 33,346 SQ FT.



UNRIVALLED LOCATION FOR LABOUR ACQUISITION AND RETENTION



67.5% OF THE
POPULATION ARE
ECONOMICALLY
ACTIVE



3.2%
MANUFACTURING



5.7%
TRANSPORT & STORAGE



10.8%
CONSTRUCTION

12.8% Four white icons of workers wearing hard hats and holding tools, with gears, representing skilled trades occupations.

SKILLED TRADES OCCUPATIONS

7.4% Four white icons of factories and workers, representing process plant & machine operatives.



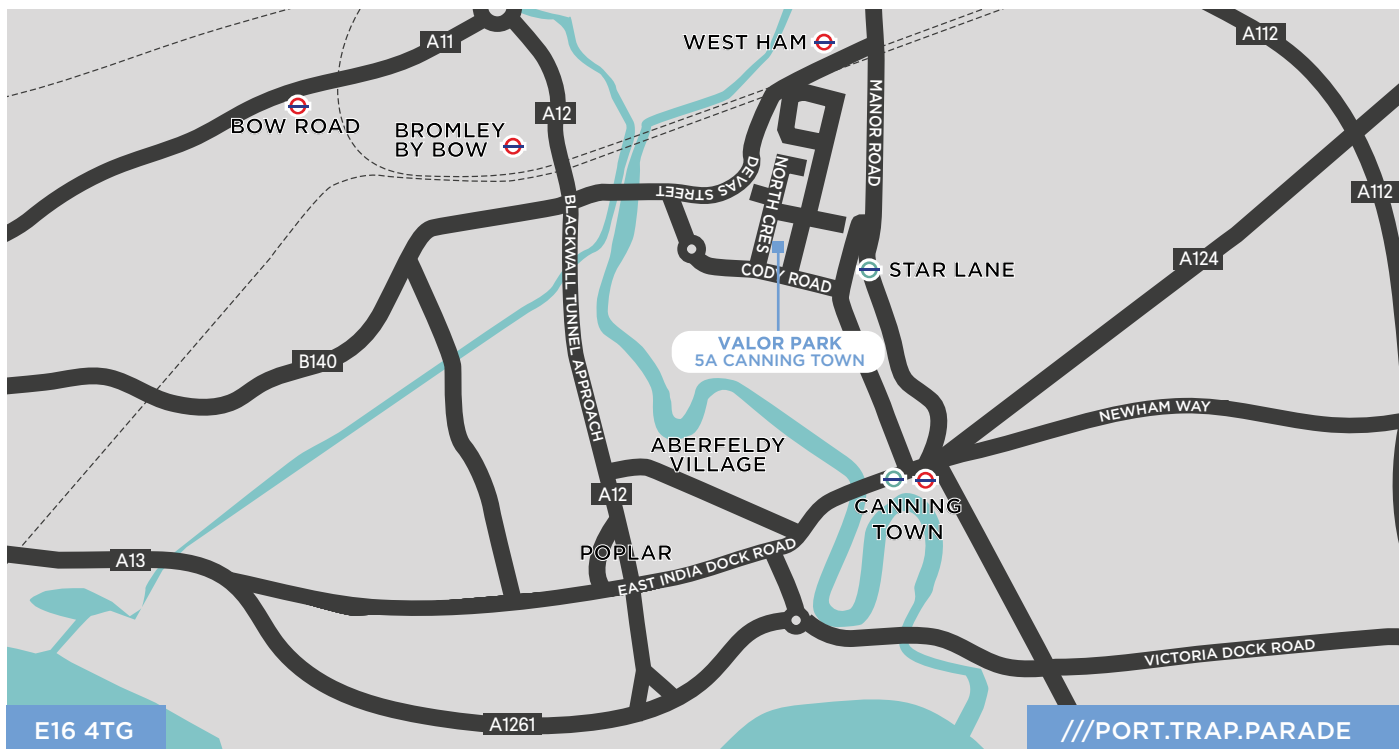
VALOR PARK
5A CANNING TOWN

- 20 Minutes - Population 3,964,977
- 40 Minutes - Population 9,816,662
- 60 Minutes - Population 13,833,917

Valor Park 5A Canning Town occupies an unrivalled location, close to Canary Wharf and London City Airport, as well as being bordered by the A12 and A13, connecting it directly to central London.

It is also within close proximity to Star Lane station (DLR), Canning Town station (Jubilee Underground and DLR) and West Ham station (DLR, Jubilee Underground & National Rail) allowing easy access for employees on the estate.

Canning Town is home to a range of established local occupiers such as Selco, Howdens, Edmundson Electrical, Tool Station, Screwfix, DPD, and DHL.



EXCEPTIONAL CONNECTIVITY

The property is situated on the eastern side of North Crescent, close to its intersection with Cody Road. Road communications are excellent with the A12 to the west and the A13 to the south of the estate, both of which link with the A406 and thereafter onto the M11 (J4) and the M25 (J28/30/31). The property is within Zones 2/3 with rail facilities provided at Star Lane (DLR), West Ham (District/Hammersmith & City/Jubilee and DLR) and Canning Town (Jubilee Line and DLR).

TERMS

The units are available by way of a new FR&I lease on terms to be agreed.

FURTHER INFORMATION

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



MAIN ROADS

MILES

A13	1.0
A12	1.7
CANARY WHARF	3.1
CITY OF LONDON	6.0
M11 J4	8.3
M25 J30	14.0
M25 J27	19.0



AIRPORTS

MILES

LONDON CITY	3.3
LONDON HEATHROW	23.4
LONDON STANSTED	34.0
LONDON GATWICK	34.1



PORTS

MILES

DP WORLD	24.4
DOVER	75.0
FELIXSTOWE	88.0



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