PLAY VIDEO
UNIT2 EUROPA TRADE PARK
CANNING TOWN LONDON E16
2
LEVY
MODERN INDUSTRIAL/WAREHOUSE UNIT - AVAILABLE TO LET

UNIT2 EUROPA TRADE PARK
CANNING TOWN LONDON E16

DESCRIPTION

Unit 2, Europa Trade Park consists of 6,345 sq ft within a single terraced unit of steel portal frame construction, with overclad concrete elevations.

Ancillary office accommodation is provided at first floor level.

The property is currently undergoing an internal refurbishment with Vacant Possession available March 2020.

ACCOMMODATION

Description	sq ft	sq m
Warehouse	5,694	529
First floor office	651	60.5
TOTAL	6,345	589.5

AMENITIES

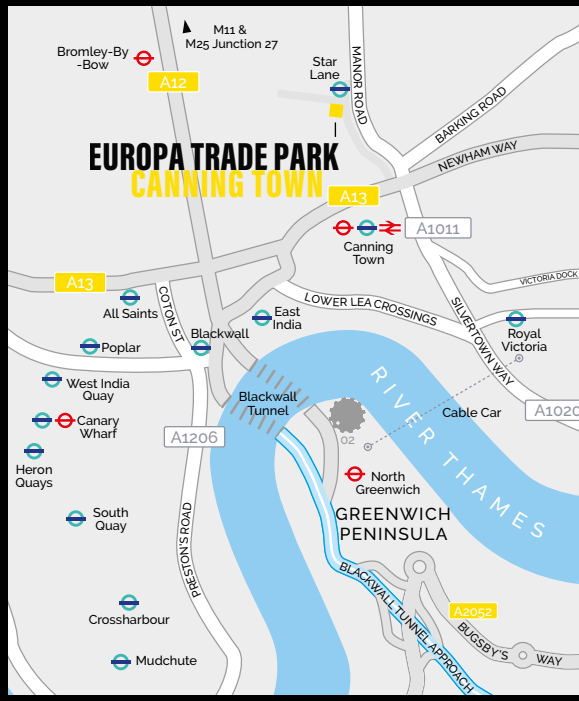
- Single electric roller shutter door of 4.9m in height
- 5m eaves
- All mains services - 3 phase power (ability for a very large supply to be reconnected), gas and water
- First floor office accommodation
- WCs and welfare facilities
- Security alarm system
- Sprinkler system
- Concrete surfaced yard
- 8 car parking spaces

LOCATION

The property is located on the Europa Trade Park Estate, which is situated on the corner of the well-established Cody Road Business Centre. This location provides easy road access to the City, Canary Wharf and the Docklands via the A13, with the City within an estimated 20 minutes' drive and Canary Wharf 10 minutes to the South.

The property is serviced by Star Lane DLR, with Canning Town and Bromley-by-Bow both within walking distance. One stop on the DLR takes you to Canning Town, which benefits from the Jubilee and DLR lines. Bromley-by-Bow is serviced by the Hammersmith and City and District lines and is situated a 10-minute walk to the West.

Address: Unit 2, Europa Trade Park, Cody Road, London, E16 4SP



Maps not to scale, indicative only

TENURE

The property is available on a full repairing and insuring lease on terms to be agreed.

COSTS

Each party to bear their own legal costs in the transaction.

BUSINESS RATES

The current rateable value for this property is £59,500. For further enquiries regarding business rates please contact the London Borough of Newham.

RENT

Upon application.

EPC

Rating C–70.

FURTHER INFORMATION

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LEVY.

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Made by Tayler Reid