

VALOR PARK

5A CANNING TOWN



INDICATIVE CGI

AVAILABLE NOW
TWO NEW SELF CONTAINED INDUSTRIAL /
WAREHOUSE UNITS TOTALLING 33,120 SQ FT

33,120 SQ FT FLEXIBLE WAREHOUSE ACCOMMODATION

STRATEGIC LAST MILE LOCATION WITH BIG BRAND OCCUPIERS

VALOR PARK
5A CANNING TOWN



The Shard



The City



← A12

↓ Canary Wharf

Star City

West Ham

HIGH PROFILE DEVELOPMENT OF TWO BRAND NEW UNITS OF EXCEPTIONAL QUALITY



1-2 ROLLER SHUTTER DOORS



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 SAVINGS PER YEAR PER UNIT OF C.£20,500*

*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



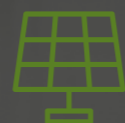
EV PARKING



EPC A



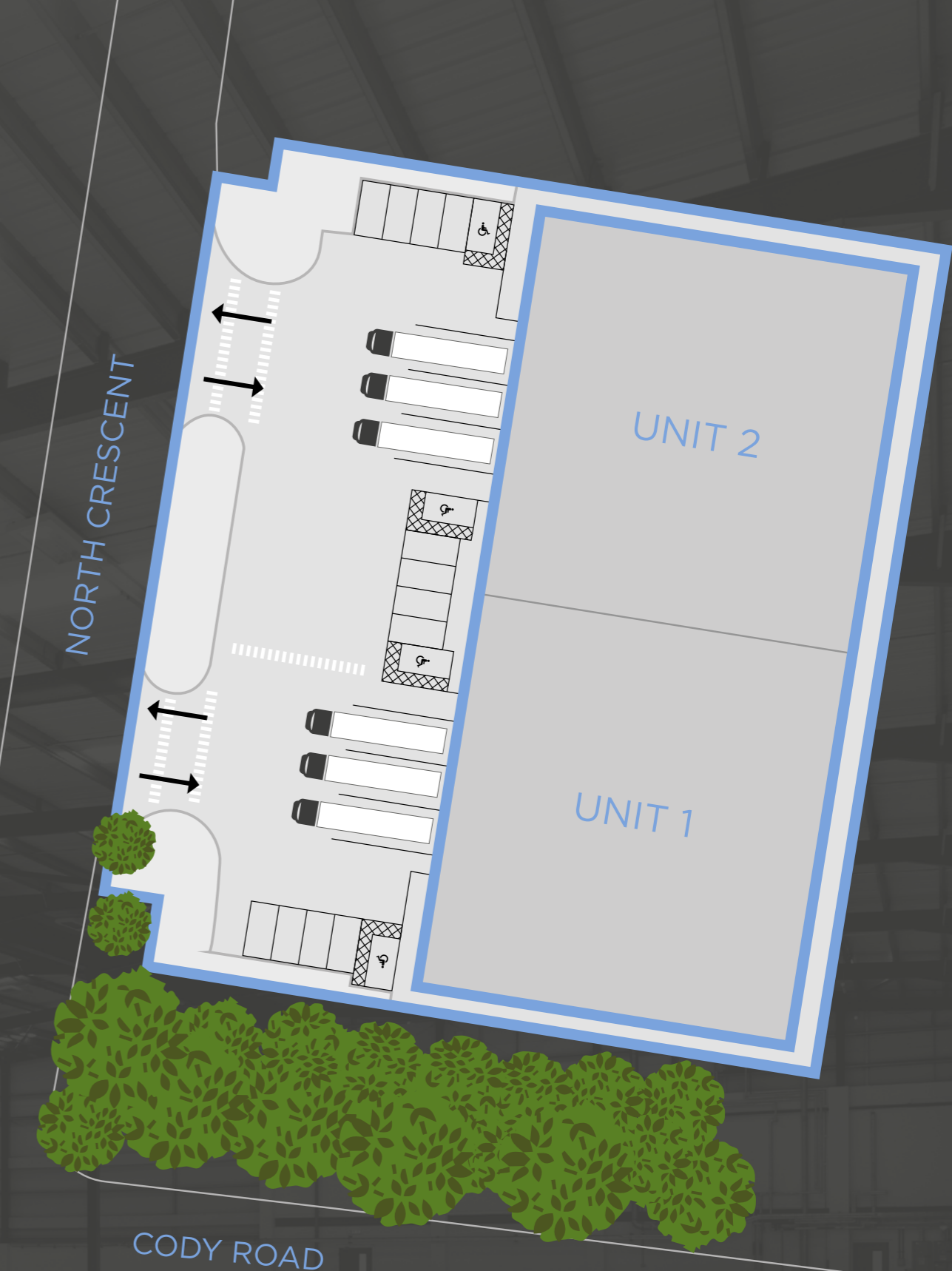
INSULATED CLADDING



PV PANELS



BREEAM EXCELLENT



UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
Ground Floor	11,172	1,038	Ground Floor	11,172	1,038
GF Core	775	73	GF Core	775	73
Mezzanine Office Area	3,659	340	Mezzanine Office Area	3,659	340
Total GIA	15,606	1,450	Total GIA	15,606	1,450
Total GEA	16,560	1,538.5	Total GEA	16,560	1,538.5

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%

SKILLED TRADES OCCUPATIONS

7.4% **PROCESS PLANT & MACHINE OPERATIVES**



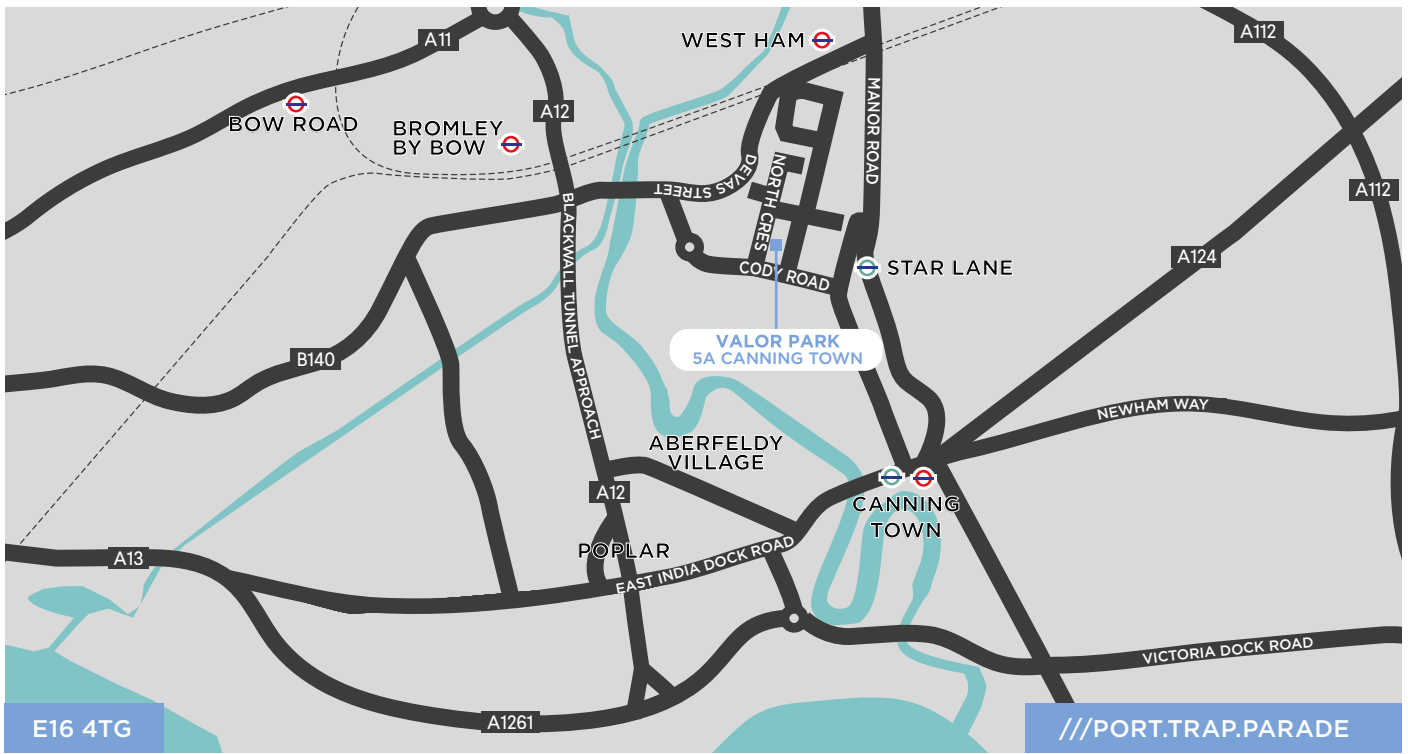
**VALOR PARK
5A CANNING TOWN**

- 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).

FURTHER INFORMATION

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

TERMS

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



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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