

TO LET



11B South Crescent, Cody Road, London, E16 4TL

**1.428 Acres Approx. With Workshop
Unit Approx 3,274 SqFt (304.15 SqM)**

£440,000 Per Annum Exclusive

Industrial Land

- Rare opportunity
- Level concrete site with secure fencing
- Mains gas, water, electricity and drainage
- Portacabin offices not included

Location

The property is located on the south east side of South Crescent approximately 300m from its junction with Cody Road which is approximately 400m to the west of the junction of Cody Road with Stephenson Street (B164).

The Cody Road industrial area is an established industrial and distribution location bordered by Stephenson Street and Manor Road (A1011) to the east, the River Lea to the west and the Barking Road (A13) and the Canning Town roundabout to the south.

The Docklands Light Railway (DLR) at Star Lane is available at the junction of Cody Road with Stephenson Street (B164) and provides regular services to Stratford International to the north where Underground (Central and Jubilee Lines), National Rail and Javelin services are available. West Ham DLR station provides connections to the Underground (District Line) and National Rail. Canning Town station and bus terminus is located at the next DLR stop to the south. Local bus services are available in Cody Road and Stephenson Street.

Description

The property comprises a generally level concrete surfaced site with a soft landscaped perimeter border with a galvanised palisade fencing averaging 2.3m height. The workshop was constructed in 2013 in steel portal frame with coated profile steel insulated cladding to the elevations and roof. There are two electrically operated level access loading doors. Eaves height 6.21m (20ft 3 ins)

Terms

The premises are to be let on a full repairing and insuring lease for a term of 5 years outside of the L&T Act at a rental of £440,000 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Warehouse/Workshop	304.21	3,274
On site of 1.428 acres approx.		

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable Value – £114,000

Interested parties are advised to contact the relevant Local Authority.

EPC

C-75 - Workshop

Viewings

For viewings and further information please contact:

Paul Quy

01908 558 743

paul.quy@kirkbydiamond.co.uk

Eamon Kennedy

07887 835815

eamon.kennedy@kirkbydiamond.co.uk

Ian Harding

07956 374326

ian.harding@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP