

**LAST  
REMAINING**

# UNIT TO LET

## 6,008 ft<sup>2</sup> (558.2 m<sup>2</sup>)



**TRADE COUNTER  
POTENTIAL**



**KEY LOCATION  
FOR CONNECTIONS**



**3 PHASE POWER  
400 AMP**



[www.ipif.com/blackwall](http://www.ipif.com/blackwall)

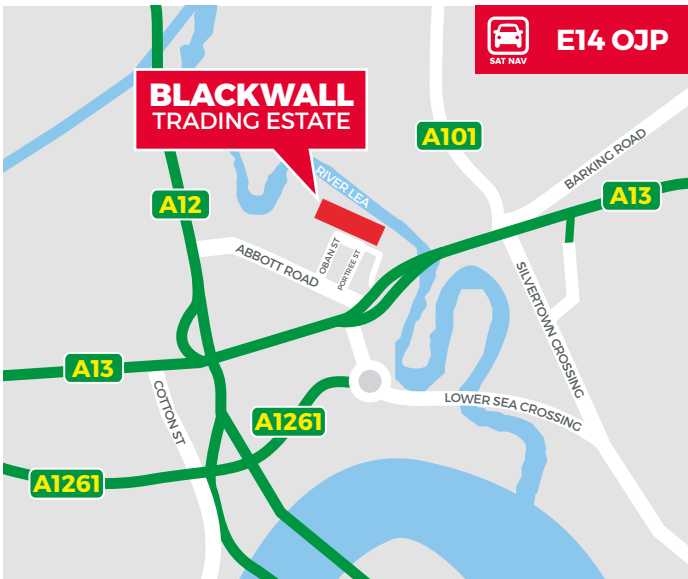
**WAREHOUSE / TRADE COUNTER UNIT TO LET**

**BLACKWALL TRADING ESTATE**  
LANRICK ROAD, LONDON, E14 0JP

**IPIF**



INDICATIVE IMAGE



## LOCATION

Blackwall Trading Estate is situated within a well-established industrial location, to the north of Canary Wharf and within close proximity to the A13 dual carriageway. Road communications are further enhanced with the A12 linking with the A13 further west, the later providing access to the City, the North Circular Road, and thereafter to the national motorway network. Underground rail links are available at Canning Town station (Jubilee and DLR).

## DESCRIPTION

The unit comprises of an end-of-terrace single storey warehouse of frame construction under a pitched roof. Integral offices are at first floor level to the front of the unit; parking and loading is provided to the front of the building.

## SPECIFICATION

- Trade counter potential
- Refurbished
- Eaves height 5m
- 3 Phase power
- 1x loading door
- Clear eaves height
- Demised car park

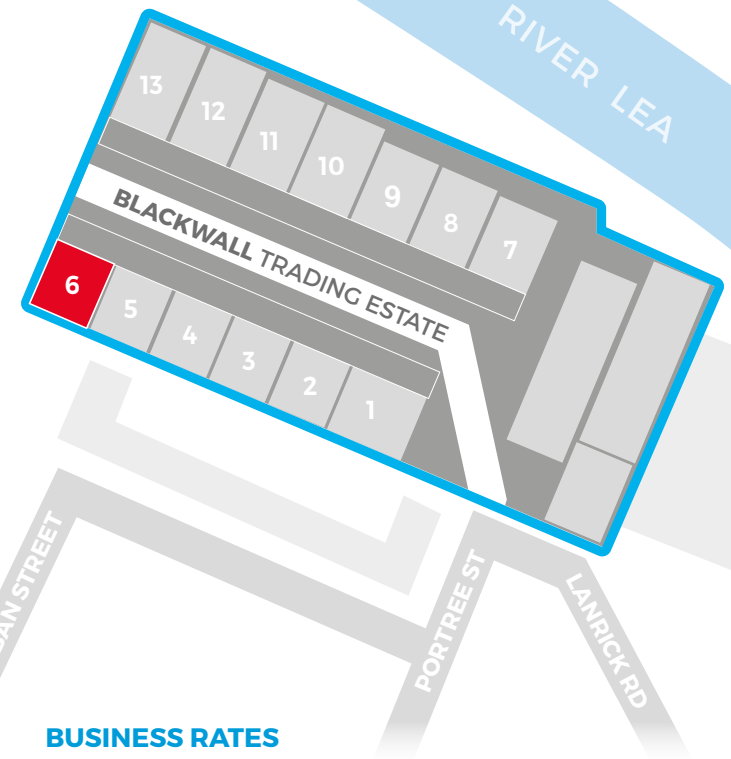
## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	M <sup>2</sup>	FT <sup>2</sup>
<b>UNIT 6</b>	558.2	6,008
<b>TOTAL</b>	<b>558.2</b>	<b>6,008</b>

## LEASE TERMS

The unit is available on a new full repairing and insuring lease.



## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

An EPC is available on request.

On behalf of the Landlord

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