

VALOR PARK

KINGSBRIDGE RD



4 FULLY REFURBISHED, INDUSTRIAL WAREHOUSE /
DISTRIBUTION UNITS TO LET
5,928 - 11,935 SQ FT (549.8 - 1,206.2 SQ M)
AVAILABLE NOW

NOTABLE OCCUPIERS



5,928 - 11,935 SQ FT FULLY REFURBISHED URBAN LOGISTICS UNITS



SECURE ESTATE



OFFICE LED LIGHTING



CLOSE PROXIMITY TO THE A13



4.8 - 6.7M CLEAR INTERNAL HEIGHT

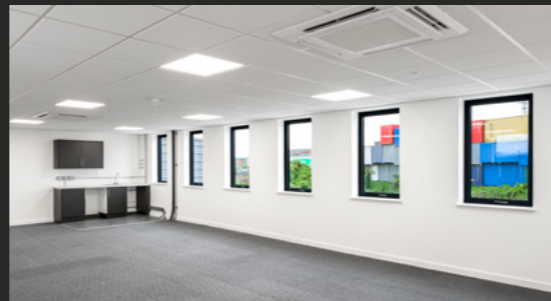


C. 20M YARD DEPTH



DESCRIPTION

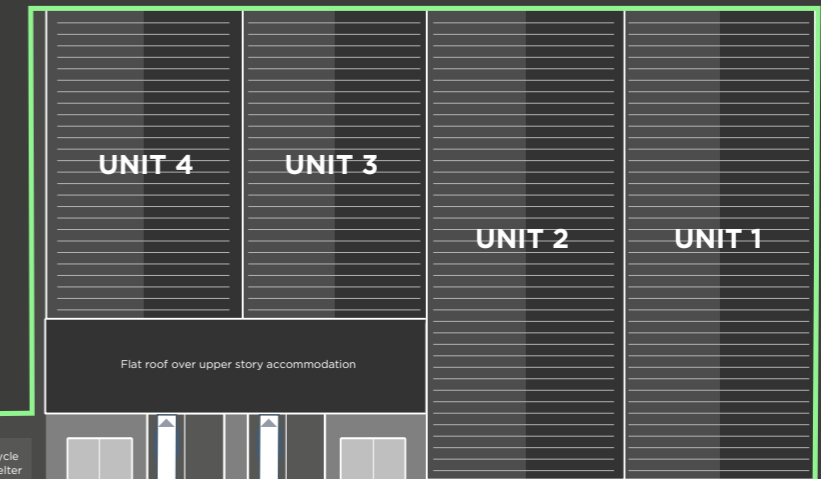
Valor Park, Kingsbridge Road, is set to comprise of 4 fully refurbished, high-specification, self contained industrial and distribution units, on a secure and self contained site. The specification includes steel portal frame construction, modern high quality office accommodation, level access loading, 4.8 - 6.7m eaves heights and 69KVa power.



ACCOMMODATION

UNIT	WAREHOUSE	CORE	OFFICE	TOTAL (SQ FT)	TOTAL (SQ M)
1	6,007	-	-	6,007	558.1
2	5,928	-	-	5,928	550.7
3	4,707	797	920	6,425	596.9
4	4,828	814	970	6,612	614.5

*GEA



Refuse compound

Cycle shelter

2 x car parking

1 Loading Door

1 Loading Door

2 x car parking

UNIT 4

UNIT 3

Flat roof over upper story accommodation

UNIT 2

UNIT 1

2 x car parking

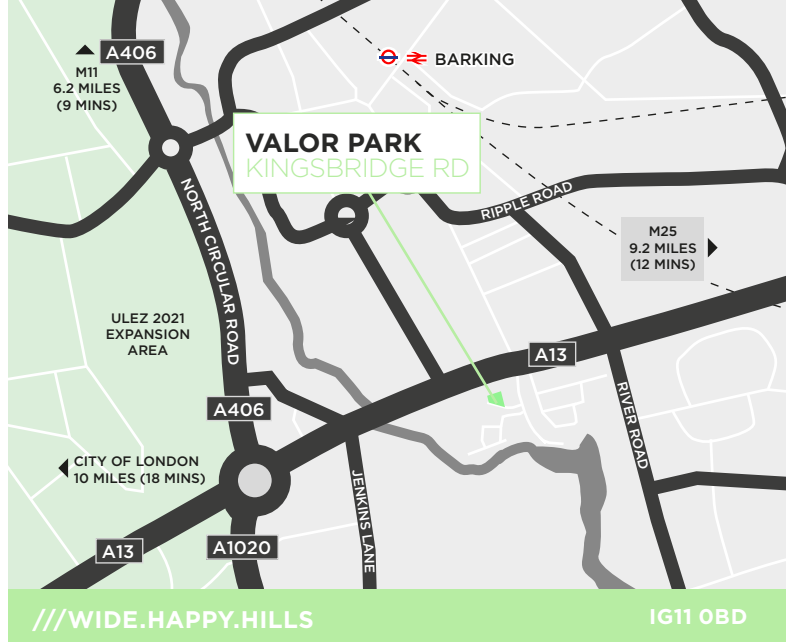
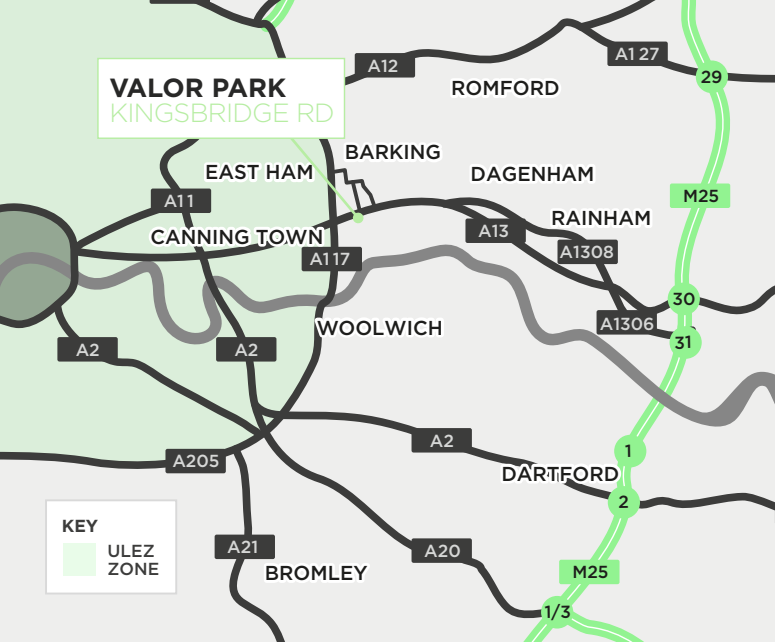
1 Loading Door

1 Loading Door

2 x car parking

Concrete surface access road





LOCATION

The property is situated just off Kingsbridge Road which leads north to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road / M11 and M25 (Junction 30/31) and allowing easy access to central and greater London and beyond.

ROAD	MILES	MINS
A13	0.2	2
A1020	0.3	2
A406 North Circular	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30

EPC
Target EPC D.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

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



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

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