# UNIT 9 THOMAS TRADE CENTRE

THOMAS ROAD | POPLAR | LONDON | E14 7BN



# **SUMMARY**

- Unit size of 5,110 sq ft (4,74.7 sq m)
- Modern single storey industrial / warehouse unit located on Thomas Road
- Loading and parking facilities
- Approx eaves height of 5.5m
- Electric shutter door.
- WC facilities
- Gas (Subject to connection)
- 3 Phase electricity









# **DESCRIPTION**

The property comprises of a modern single storey industrial / warehouse unit benefiting from a first floor office and a mezzanine floor; with good loading and parking facilities.

OTHER OCCUPIERS
ON THE ESTATE
INCLUDE

WOLSELEY



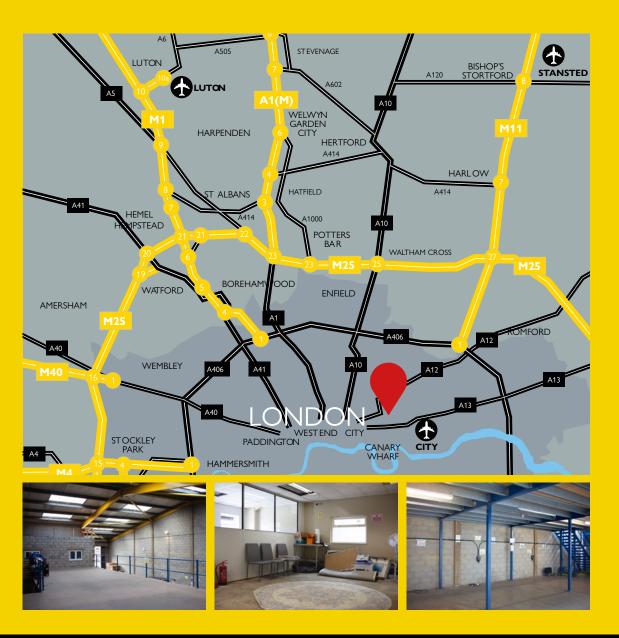






# LOCATION

Thomas Trade Centre is situated to the east of Thomas Road. To the North, via the Burdett Road, Mile End Road grants access to the A13. The estate benefits from easy access to Stratford, the City and Docklands.





The Thomas Industrial Estate is situated between Devons Road and Limehouse station within close proximity to Mile End Station. This means there are various routes to get to Thomas Road which include the Docklands Light Railway, Central Line, District Line and Hammersmith & City Lines. Car travel is also excellent with access to the North Circular, 1 which link to the M11 and M25.

0.9 MILE END
Central, District and Hammersmith & City

0.6 DEVONS ROAD

Docklands Light Railway

## RENT

Upon application.

# **SERVICE CHARGE**

Upon application.

# VAT

All figures quoted are exclusive of but will be liable for VAT at the prevailing rate.

## LEASE

Available by way of an assignment of existing lease. Alternatively a new lease may be available direct with the landlord on terms to be agreed.

# **BUSINESS RATES**

London Borough of Tower Hamlets.
Interested parties are advised to make their own inquiries with the Local Authority.

## **EPC**

EPC rating of 78 D.

## **LEGAL COSTS**

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

## **ANTI MONEY LAUNDERING**

In accordance with regulations ID checks will be carried out on tenants where required.







# **VIEWING**

Strictly by appointment through the joint agents:

#### Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk 07917 647 213

#### **Peter Davidson**

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#### Jane Marshall

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#### **Naz Ahmed**

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