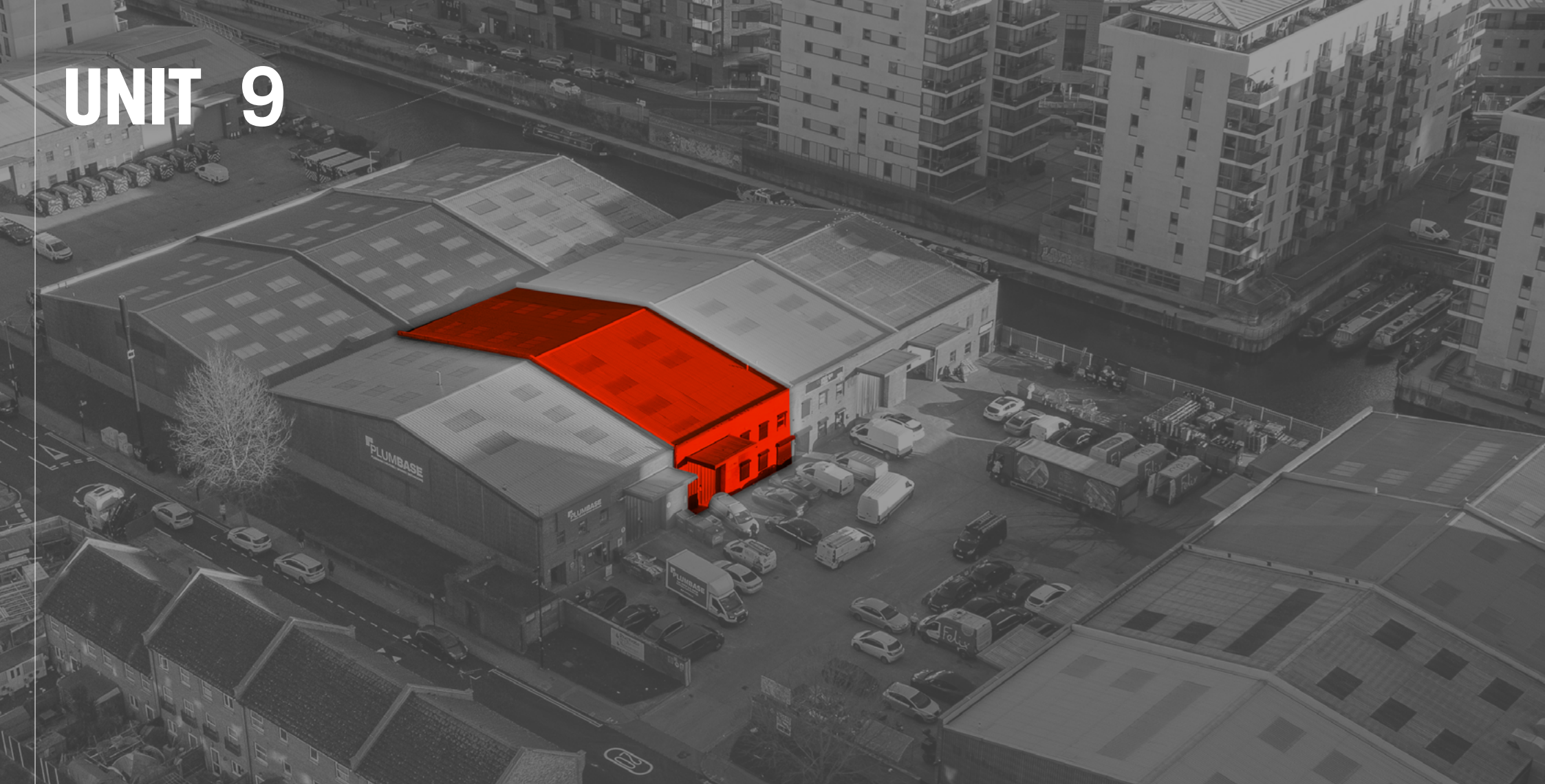


UNIT 9



TO BE COMPREHENSIVELY REFURBISHED

Unit 9 | Thomas Road Industrial Estate, Poplar, London, E14 7BN

TO LET 5,814 sq ft / 540 sq m



STRETTONS
EST. 1931

logix
PROPERTY

UNIT 9

Felix | THE FELIX PROJECT

gopuff

vorboss

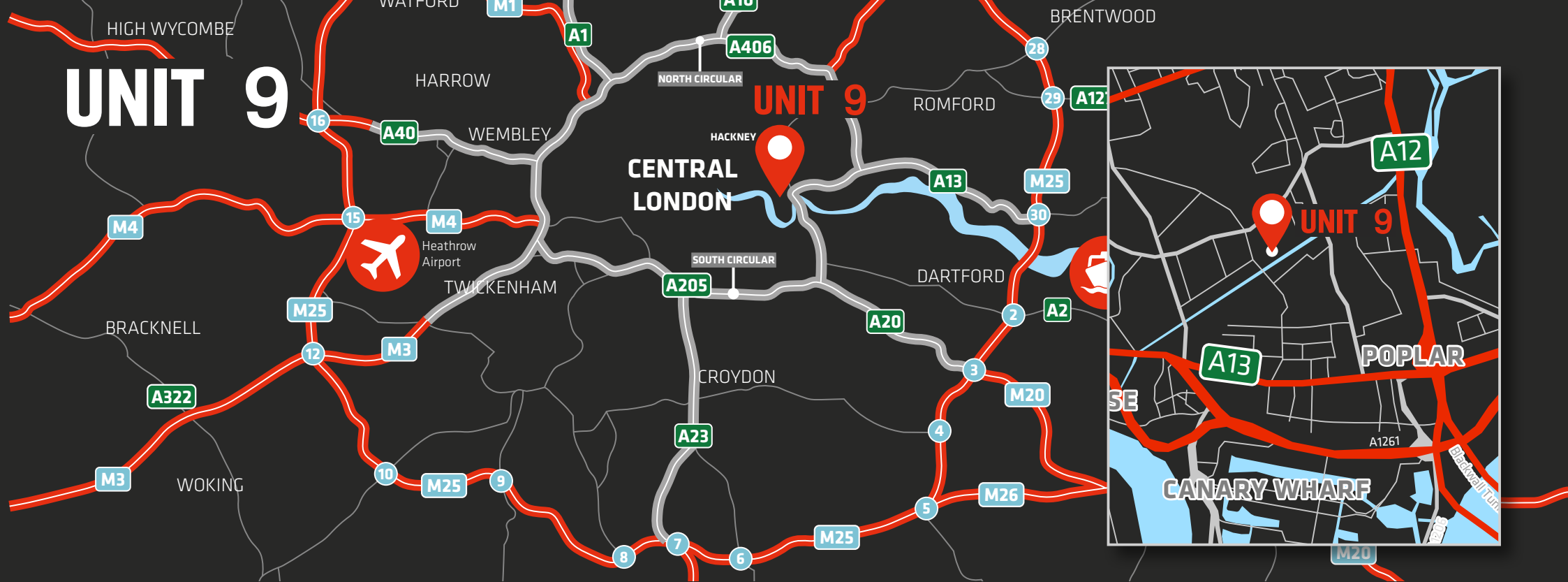
UNIT 9

PLUMBASE

WOLSELEY



UNIT 9



LOCATION

Thomas Road is situated between **A1205 Burdett Road**, leading to **A13 Commercial Road**, to the west, and **Bow Common Lane**, leading to **B140 Devons Road** and **A12 Blackwall Tunnel Northern Approach** to the east. The **A12** connects with the **A102 Blackwall Tunnel** to **Greenwich** and **south London**, and the **A13 East India Dock Road** to the **Isle of Dogs** and the **A406 North Circular Road** and **M25** to the east. The **A12** also links with the **M11** to the north east.

The estate benefits from easy access to **Stratford (2.5 miles)**, the **City (2.5 miles)** and **Isle of Dogs (1 mile)**. **Public Transport** to the estate via **Docklands Light Railway**, **Central Line**, **District Line** and **Hammersmith & City Lines** and **Network Rail** is **Devons Road (0.6 miles)** and **Limehouse Station (0.9 miles)** within close proximity to **Mile End Station**.



AIRPORTS

London City Airport: **4.4 miles**
Gatwick Airport: **47 miles**
Heathrow Airport: **60 miles**



RAIL CONNECTIONS

Devons Road: **0.6 miles**
Mile End Tube Station: **0.9 miles**

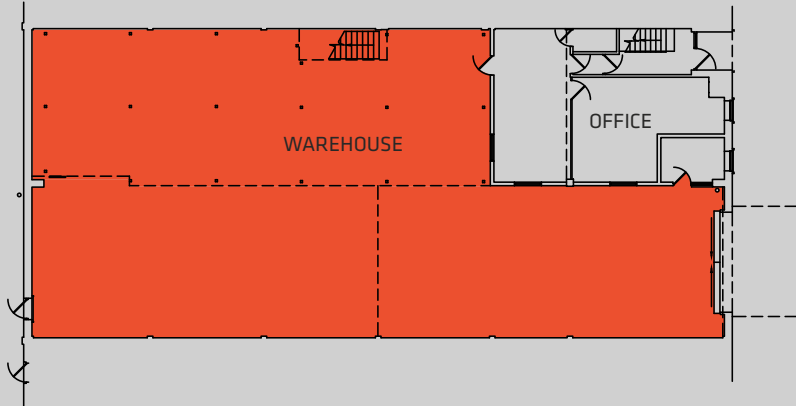


DISTANCE

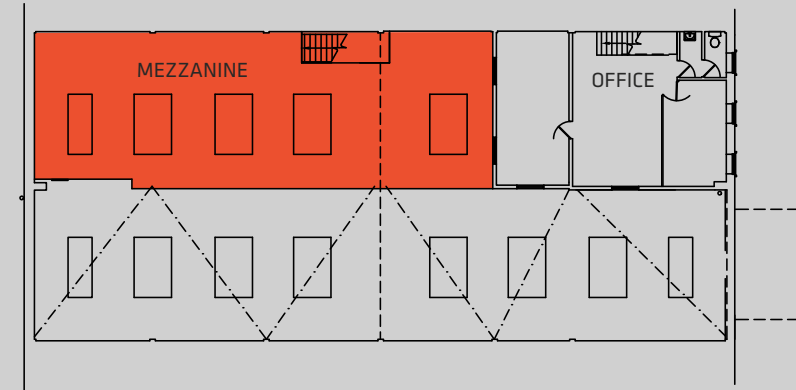
Stratford	2.5 miles
Central London	2.5 miles
Isle of Dogs	1 mile

UNIT 9

GROUND FLOOR PLAN



MEZZANINE PLAN



ACCOMMODATION

WAREHOUSE	3,936 sq ft / 366 sq m
GROUND FLOOR	824 sq ft / 77 sq m
FIRST FLOOR	831 sq ft / 77 sq m
TOTAL	5,591 sq ft / 519 sq m
MEZZANINE	1,579 sq ft / 147 sq m

DESCRIPTION

Unit 9 is to be comprehensively refurbished on the Thomas Road Industrial Estate. The estate comprises 15 modern single-storey industrial/warehouse units of brick elevation and profile-clad roofs benefiting from part-first floor offices, each with level-loading and parking. the estate is home to established trade counter occupiers such as Wolseley and Plumbase.

SPECIFICATIONS

REFURBISHED
UNIT



MEZZANINE
(DEMOUNTABLE)



LOADING AND
PARKING FACILITIES



APPROX EAVES
HEIGHT OF 5.5M



ELECTRIC
SHUTTER DOOR



3 PHASE
ELECTRICITY



GROUND AND
FIRST-FLOOR OFFICES



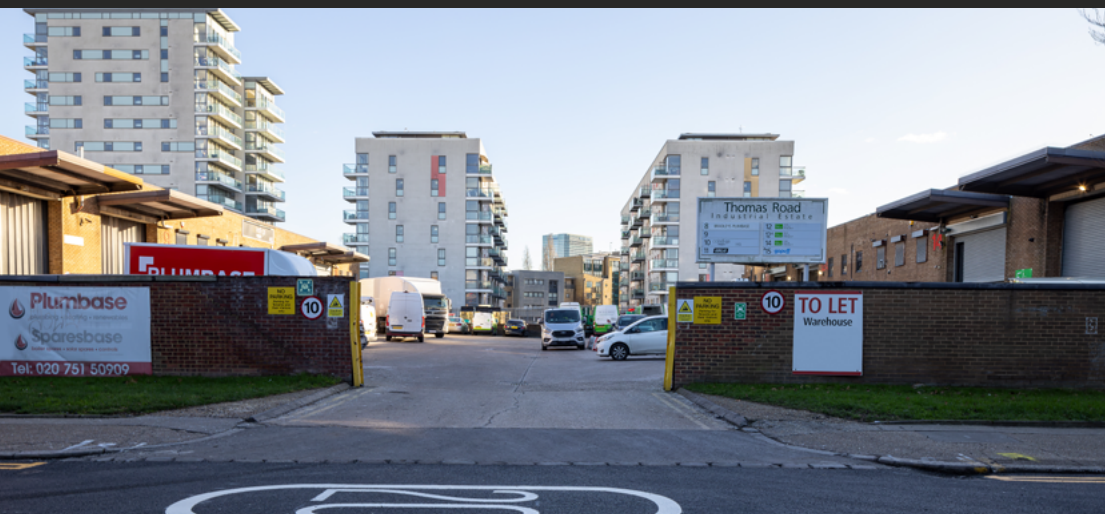
COVERED LOADING/
CANOPY



UNIT 9



PHOTO IS INDICATIVE



UNIT 9

FURTHER INFORMATION



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Tenure - Available on new lease terms

Rateable Value - Upon request

VAT - Applicable

Rent - Upon Request

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