

**UNIT 1A
WAREHOUSE K
2 WESTERN GATEWAY
LONDON
E16 1DR**



TO LET 3,341 SQ FT (310.42 SQM)

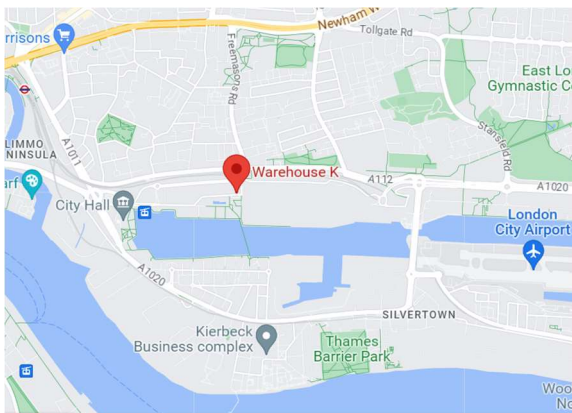
WAREHOUSE/INDUSTRIAL UNIT

**Suitable for a variety of uses STP
Adjacent to ExCel Centre**

**12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk**

LOCATION

The property is located adjacent to the ExCel Centre in the London Borough of Newham, approximately 7 miles to the east of central London. Warehouse K is accessed directly off Western Gateway which links to Victoria Dock Road and indirectly to the A13. Customs House DLR station is within easy walking distance.



DESCRIPTION

The property is a traditional docklands warehouse constructed in the 1850's.

There are 3 units on the ground floor that remain in warehouse/industrial and workshop use. Unit 1A unit is serviced by a single roller shutter door (3.77m x 2.85m) providing access onto a shared external apron used for parking and loading purposes. The unit is self-contained and has an internal height of 3.4m

TERMS

The property is available by way of a new lease on terms to be agreed.

ACCOMMODATION

	SQ M	SQ FT
TOTAL	310.42	3,341

AMENITIES

- Allocated Car Spaces
- 3 phase electricity
- Male and female toilets
- Roller shutter door
- External loading area

ENERGY PERFORMANCE CERTIFICATE

Available on request. Rating 72C.

SERVICE CHARGE

A service charge is payable for the upkeep of common parts.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

BUSINESS RATES

We understand the property has a Rateable Value of £36,000 however potential occupiers are recommended to make their own enquiries to the LB Newham to confirm amount payable.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWINGS

Ed Thomason
M: 07818 065276
E: et@tlre.co.uk

Paul Londra
M: 07779 269290
E: pl@tlre.co.uk