



## STRATEGICALLY LOCATED OPEN STORAGE YARDS APPROX. 3831-72808 SQ FT (356 - 6771 SQ M)

### Rent: Per Sq Ft

Plots 1-3  
Limmo Peninsular  
Lower Lea Crossing  
London  
Greater London  
E16 1YE

- Superbly located between Canning Town Station and Silvertown Tunnel
- Adjacent A13
- Close Royal Victoria DLR & London City Airport
- Concrete/Part compacted
- Gated entrance/exit
- Power/water/drainage

# PLOTS 1-3, LIMMO PENINSULAR, LOWER LEA CROSSING, LONDON, GREATER LONDON, E16 1YE

## Location

An excellent strategic location adjacent the A13 with access directly off Lower Lea Crossing. Positioned midway between Canning Town Station and the Silvertown Tunnel, close to the City, London City Airport and the Royal Docks.

## The Property

A vacant site with gated ingress/egress directly off Lower Lea Crossing. The main yard is concrete/compacted and accessed via internal concrete roads. Mains water, power (up to 200kVa) and drainage are available. Our client's preference is a single let, but consideration will be given to dividing according to requirements. Adjacent to the main entrance is a security cabin with toilets.

The section beneath the Lower Lea Crossing has a part compacted/concrete surface and is unsuitable for flammable storage. There is also a right of way over the roadway in this area. Plot 3 has a compacted surface as has parts of Plot 2a.

Current Availability:

- Plot 1a - LET
- Plot 1b - UNDER OFFER
- Plot 1c - AVAILABLE - 20,760 sq ft (1930 sq m)
- Plot 2a - AVAILABLE - 15,000 sq ft (1395 sq m)
- Plot 2b - AVAILABLE - 33,217 sq ft (3089 sq m)
- Plot 3 - AVAILABLE - 3,831 sq ft (356.2 sq m)

## Accommodation

The approximate floor areas are:

|              | Sq Ft         | Sq M            |
|--------------|---------------|-----------------|
| Plot 1a      | 25,890        | 2,405.18        |
| Plot 1b      | 25,000        | 2,322.5         |
| Plot 1c      | 20,760        | 1,928.6         |
| Plot 2a      | 15,000        | 1,393.5         |
| Plot 2b      | 33,217        | 3,085.86        |
| Plot 3       | 3,831         | 355.9           |
| <b>TOTAL</b> | <b>72,808</b> | <b>6,763.86</b> |

## Terms

To be let on a new sub-full repairing and insuring lease for a term expiring 2/11/30, subject to landlord option to break on or after 1/6/28 and tenant option to break on or after 1/1/29, both subject to 6 months' notice. Outside the Landlord & Tenant Act.

## Figures

On application.

## VAT

Payable in addition.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

Not applicable.

Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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## Planning

Consent has been approved for storage and distribution (B8/containers) for 5 years. Working hours are 07:00 - 23:00 Monday to Fridays and 08:00 to 13:00 on Saturdays. Further details via London Borough of Newham under ref: 25/00602/FUL. Copy consent available on request.

## Business Rates

To be assessed once divided.

## Anti Money Laundering

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

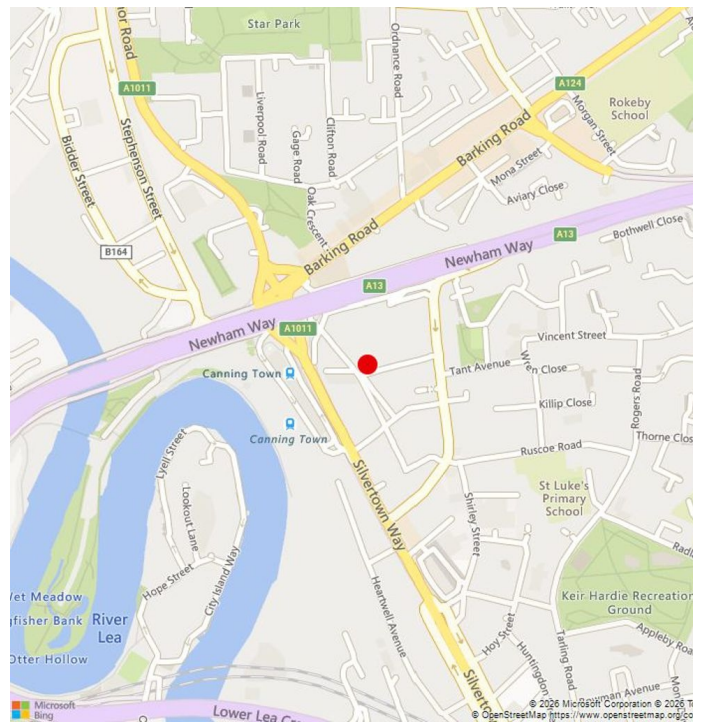
## Agents Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)





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