



## DETACHED UNIT APPROX 17,625 SQ FT (1,638 SQ M) WITH CAR PARK AND REAR YARD

Rent: £375,000

Solar House  
Alpine Way  
London  
Greater London  
E6 6LA

- Fronting Alpine Way next to Beckton Retail Park
- 1 acre (0.4 ha) site
- Approx. 7.0m eaves
- Approx. 0.5 mile from A13
- Two loading doors
- Offices/welfare facilities

# SOLAR HOUSE, ALPINE WAY, LONDON, GREATER LONDON, E6 6LA

## Location

London Industrial Park is approx. 0.5 miles south of the A13 and only approx. 10 minute walk from Beckton DLR station. The A13 links with j30 of the M25, the City, Blackwall Tunnel and M11. Nearby occupiers include Beckton Retail Park, Selco Builders Merchant, Britvic and BSS.

## The Property

A detached property of steel frame construction and fully metal profile clad elevations on a private fenced and gated site.

Three-storey offices in front of the building comprise open plan and separate rooms with welfare facilities. The upper floors are served by a passenger lift and staircase. The space benefits from comfort cooling, suspended ceiling with recessed lights and perimeter trunking.

To the rear is the unit accessed via two loading doors, providing clear span open space with an eaves height of approximately 7.0m. The is LED lighting and works toilets.

Externally, there is parking to the front and side access leading to a good size regular shaped yard to the rear.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	8,769	814.64
Ground floor	3,893	361.66
First floor	3,827	355.53
Second floor	1,136	105.53
Yard/parking	30,000	2,787
<b>TOTAL</b>	<b>43,560</b>	<b>4,046.72</b>

## Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

## Figures

Offers in the region of £375,000pax

## VAT

We have been advised that the rent is not subject to VAT.

## Legal Costs

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

## Energy Performance Certificate (EPC)

In the process of being prepared.

## Business Rates

The Rateable Value (2026) is £335,000 although interested parties are advised to satisfy themselves in this respect.

## 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.

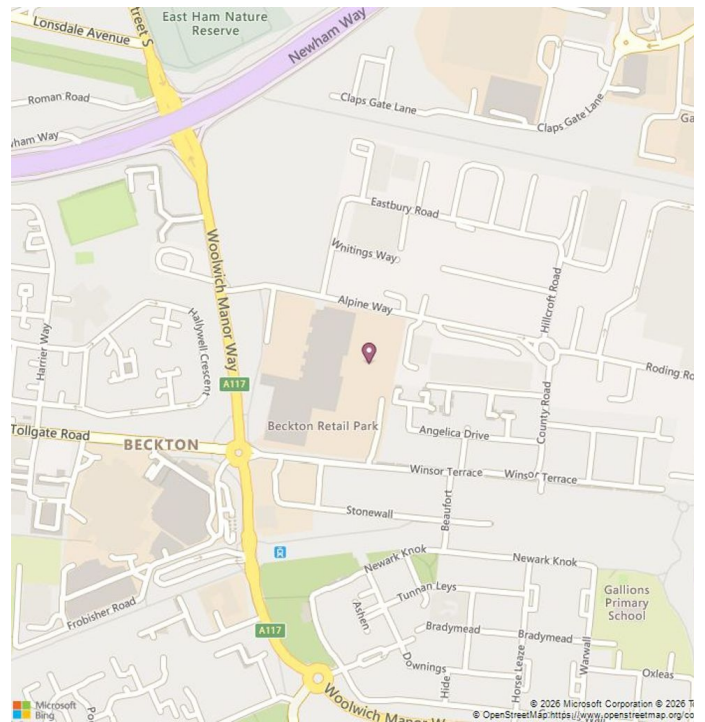
## Agents Note

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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