

# Unit 3b Standard Industrial Estate, Henley Road, London E16 2ES

Available to Let - Light Industrial Unit - 5,608 sq ft



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## Accommodation (GIA)

Description	sq ft	sq m
Warehouse	5,608	521
<b>Total</b>	<b>5,608</b>	<b>521</b>

## Location

Standard Industrial Estate is located at the junction of Henley Road and Pier Road in Silvertown E16. The estate benefits from having good road links to the A13/A406 junction approximately 2.5 miles to the north and the City of London approximately 7 miles to the west.

The estate is also located 0.5 miles from King George V DLR station, as well as 0.25 miles from the Woolwich ferry. Numerous bus routes also service the estate.

## Description

Unit 3B comprises a modern and refurbished industrial warehouse unit providing a clear internal height in the warehouse area of 4.93 m, increasing to an apex height of 6.09 m. Ancillary office accommodation is provided on the first floor (781 sq ft) and the ground floor encompasses a WC and kitchenette.

## Amenities

- Recently fully refurbished unit
- Clear internal height of 4.93 m
- Apex height of 6.09 m
- Ancillary office accommodation on 1st Fl
- Electric roller shutter door
- WC facilities
- Kitchenette
- All main services including gas and 3 phase power
- On site car parking

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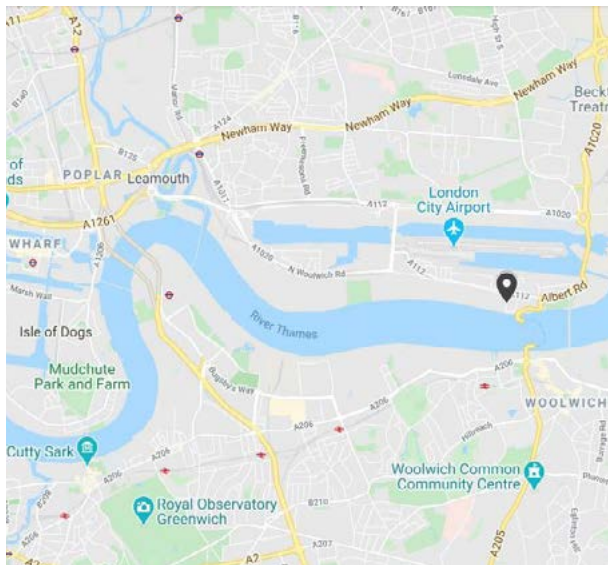


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## Location Plans

Not to scale, indicative only.



## Site Plan

Not to scale, indicative only.



## Connectivity

King George V DLR	0.5 Miles
City Airport DLR	1.1 Miles
Gallons Reach DLR	1.3 Miles
Pontoon Dock DLR	1.6 Miles
Canning Town Underground	2.3 Miles

## Business Rates

The property is currently assessed as warehouse and premises with a rateable value of £62,000.

Interested parties are advised to contact the London Borough of Newham regarding exact rates payable.

## Quoting Rent

Price on Application.

## Further Information

Viewing is strictly through sole agents Levy Real Estate:

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