

VALOR PARK

KINGSBRIDGE ROAD



3 FULLY REFURBISHED, INDUSTRIAL WAREHOUSE /
DISTRIBUTION UNITS **TO LET**
5,928 – 18,313 SQ FT (551 – 1,701 SQ M)
AVAILABLE NOW

VALOR PARK KINGSBRIDGE ROAD IG11 0BD

DOCKLANDS

CITY OF LONDON

DHL

SHURGARD

DPD

HALFORDS

A406

A406

A13

BESTWAY

VALOR
KINGSBRIDGE RD

IEFS
LOGISTICS

ACCESS
SELF STORAGE

ADI

NOTABLE LOCAL
OCCUPIERS INCLUDE



halfords

SHURGARD
SELF STORAGE



babcock



5,928 – 18,313 SQ FT

FULLY REFURBISHED

URBAN LOGISTICS UNITS



DESCRIPTION

Valor Park, Kingsbirdge Road, is set to comprise of four fully refurbished, high-specification, self contained industrial and distribution units, on a secure and self contained site. The specification includes steel portal frame construction, modern high quality office accommodation, level access loading, 4.8 - 6.7m eaves heights and 69KVa power.

ACCOMMODATION

UNIT	WAREHOUSE (SQ FT)	CORE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)
1	6,002	-	-	6,002	557.6
2	5,928	-	-	5,928	550.7
3	4,960	299	1,124	6,383	593
UNIT 4 - LET					



SECURE
ESTATE



c. 20M YARD
DEPTH



OFFICE LED
LIGHTING



CLOSE PROXIMITY
TO THE A13

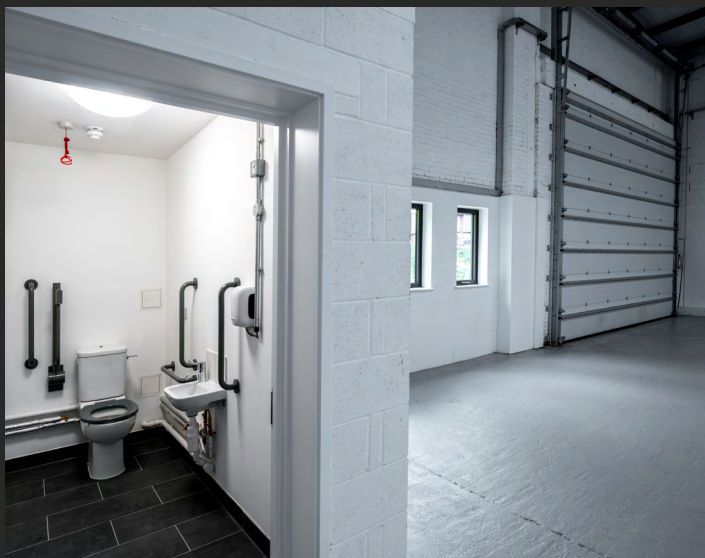


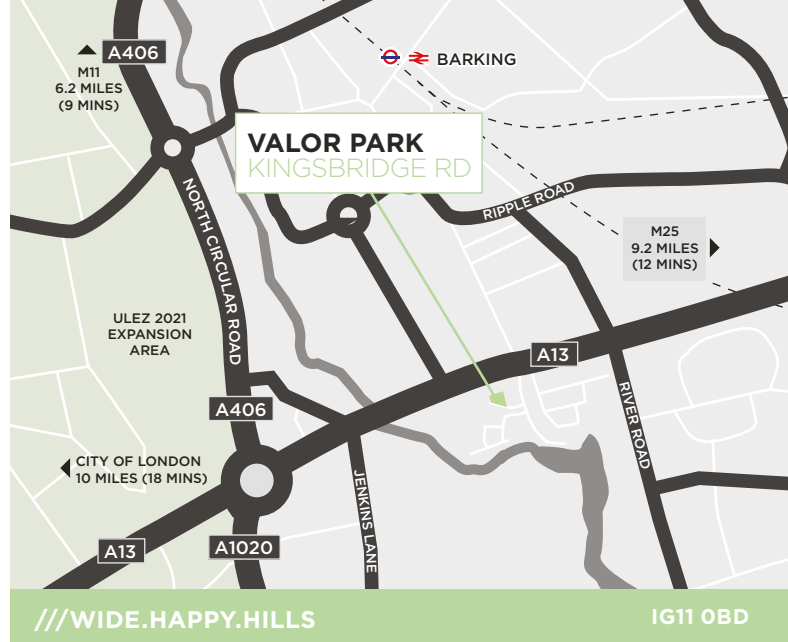
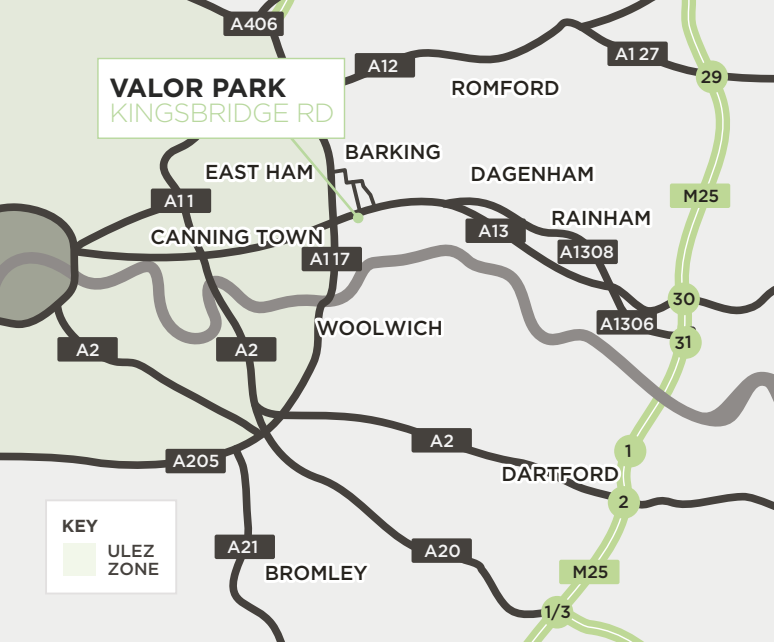
EV
CHARGING



4.8 - 6.7M CLEAR
INTERNAL HEIGHT







LOCATION

The property is situated just off Kingsbridge Road which leads north to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road / M11 and M25 (Junction 30/31), allowing easy access to central and greater London and beyond.

ROAD	MILES	MINS
A13	0.2	2
A1020	0.3	2
A406 North Circular	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

EPC
EPC B.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FR&I leases on terms to be agreed.

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30

**5,662,942
PEOPLE**
LIVE WITHIN A 15
MILE RADIUS

**3,669,409
PEOPLE**
LIVE WITHIN A 10
MILE RADIUS

**1,014,221
PEOPLE**
LIVE WITHIN A 5
MILE RADIUS

For further information or to arrange an inspection please contact the joint agents:



TED JOHNSON
07353 167 632
ted.johnson@realstate.bnpparibas.com

JAMES COGGLE
07469 403 283
james.coggle@realestate.bnpparibas.com



NICK HAYWOOD
07836 554 624
nick.haywood@strettons.co.uk

CHRIS WADE
07816 505 718
chris.wade@strettons.co.uk



BEN COLLINS
07740 565 222
ben.collins@kemsley.com

KIERAN CONLAN
07969 743 810
kieran.conlan@kemsley.com

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