

19 ST ANDREWS WAY | LONDON | E3 3PA



# VALOR PARK

## BOW



HIGH QUALITY WAREHOUSE  
**NEWLY REFURBISHED**  
**8,533 SQ FT (793 SQ M)**



### DESCRIPTION

The property is situated on a third of an acre and comprises of a modern detached two-story warehouse premises offering first floor offices with its own secure gated yard with seven allocated parking spaces. The unit offer loading facilities with two electric roller shutters.

### AMENITIES

- Self contained with secure yard
- 7 allocated parking spaces
- 2 electric loading doors
- 3 Phase Power
- Alarm system
- 6.1m eaves height

### LOCATION

The property is located eastern part of London Borough of Tower Hamlets on St Andrews Way in Bromley By Bow. St Andrews Way is access via B140 Devons Road which links to the A12.

The A12 provides easy access to Docklands/Canary Wharf, South London as well as east/north London with direct road connection to the Blackwall Tunnel Northern Approach A102(M) as well as the A406 North Circular Road, M11 and M25; with the A2 and A20 to the south.

Both Devons Road station (DLR service) and Bromley-by-Bow Station (London underground service via the District and Hammersmith & City line) are within walking distance, as well as several bus routes offering connections to the City and Stratford International.

### ACCOMMODATION

	SQ FT	SQ M
Warehouse	5,889	547
Ground Floor Office	556	52
First Floor Office	2,088	194
<b>Total GEA</b>	<b>8,533</b>	<b>793</b>



SOURCE: freemaptools.com

### RENT

Upon Application.

### EPC

EPC available on request.

### COSTS

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

### TRAINS

	MILES
Devons Road Station	0.2
Bromley-By-Bow Station	0.6
Langdon Park Station	0.9

### ROAD

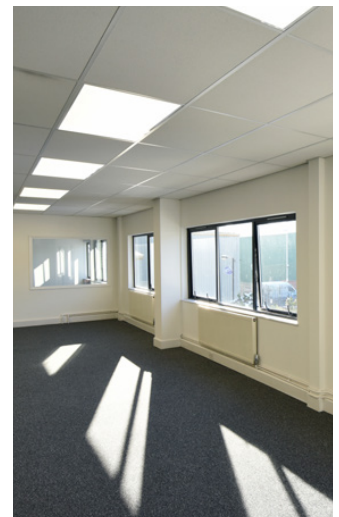
	MILES
A12	0.5
A11	0.8
A406 (N Circular)	5.2

### AIRPORTS

	MILES
London City Airport	4.4
Stansted	31.9

### TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.



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



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