

VALOR PARK EAST CIRCULAR PHASE 2



PRIME URBAN LOGISTICS ESTATE
NEW BUILD INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE A13 AND NORTH CIRCULAR (A406)
27,408 SQ FT (2,546 SQ M) – 85,109 SQ FT (7,907 SQ M)
AVAILABLE TO LET

0.6 MILES TO NORTH CIRCULAR (A406) 10 MILES TO CENTRAL LONDON

NOTABLE LOCAL
OCCUPIERS INCLUDE



TK MAXX

GALLIONS
REACH SHOPPING
PARK

TESCO
EXTRA

BEST WAY
WHOLESALE

POWERLEAGUE

BECKTON
TRIANGLE
RETAIL PARK

PHASE TWO

B&Q
BECKTON

SHURGARD
SELF-STORAGE

DHL DPD

TRAVELODGE

ROYAL DOCKS ROAD

A13

NEWHAM WAY

NORTH CIRCULAR ROAD

A406

ALFRED'S WAY

VALOR
EAST CIRCULAR
PHASE 1

URBAN LOGISTICS MADE EASY

The estate consists of four newly constructed Grade A warehouses, built to a high specification using steel portal frame construction. Each warehouse is detached, featuring secure, extensive yards and separate staff car parking.

ACCOMMODATION (GEA)

UNIT	WAREHOUSE SQ FT	OFFICE CORE SQ FT	FF OFFICE SQ FT	SF OFFICE SQ FT	PLANT DECK	TOTAL SQ FT	TOTAL SQ M
100	68,017	1,588	6,084	6,084	3,336	85,109	7,907
200	21,513	1,229	4,666	-	-	27,408	2,546
300	61,620	1,168	4,803	4,803	4,807	77,201	7,172
400	28,842	1,178	4,990	-	-	35,010	3,253

UNIT	EAVES HEIGHT (M)	YARD DEPTH (M)	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING
100	15	55.5	7	1	75
200	10	27	0	2	15
300	15	37	7	2	30
400	12.5	34	0	3	17



UP TO 55.5M
YARD DEPTH



1.6 MVA POWER
ON SITE



CAT A OFFICE
ACCOMMODATION



24/7 UNRESTRICTED
USE



SECURE
YARDS



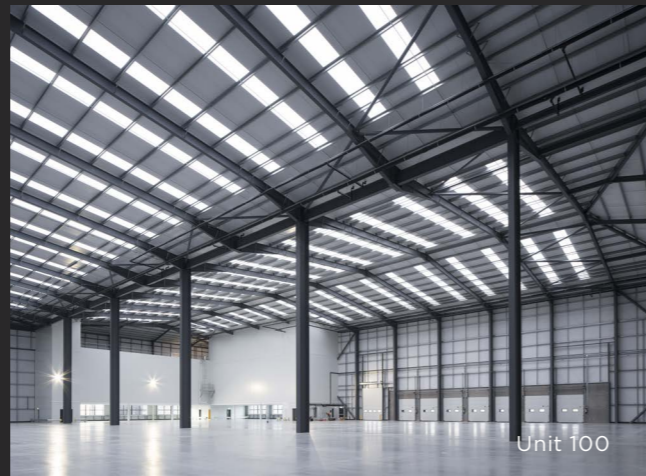
USE CLASSES
B2 AND B8



3.5
ACRES



Unit 100



Unit 100



URBAN SPACES GREENER FUTURES

The units are designed to be highly energy-efficient, an EPC A+ rating and BREEAM Excellent certification. ESG features include EV charging stations and LED lighting.



BREEAM
EXCELLENT



ELECTRIC CAR
CHARGING
POINTS



C.116 COVERED
CYCLING PARKING
SPACES



PIR OFFICE
LIGHTING
CONTROLS



AIR SOURCE
HEAT PUMP IN
OFFICES



PV
CELLS



EPC
A+



100% CARBON
REDUCTION FOR
REGULATED ENERGY



WATER SAVING
TECHNOLOGIES



EXCAVATION
WASTE 95%
REUSED/RECYCLED



DEMOLITION
WASTE 99%
REUSED/RECYCLED



CONSTRUCTION
WASTE 95%
REUSED/RECYCLED



GREEN ROOFS ON
BIKE SHELTERS

CARBON REDUCTION & COST SAVINGS

UNIT	*CARBON REDUCTION IN TONNES PER ANNUM	*ENERGY GENERATION /PER ANNUM KWH	**COST SAVING PER ANNUM
100	32.66	144,950	£708,770
200	13.08	58,030	£277,507
300	31.06	137,830	£669,112
400	18.59	82,510	£391,615

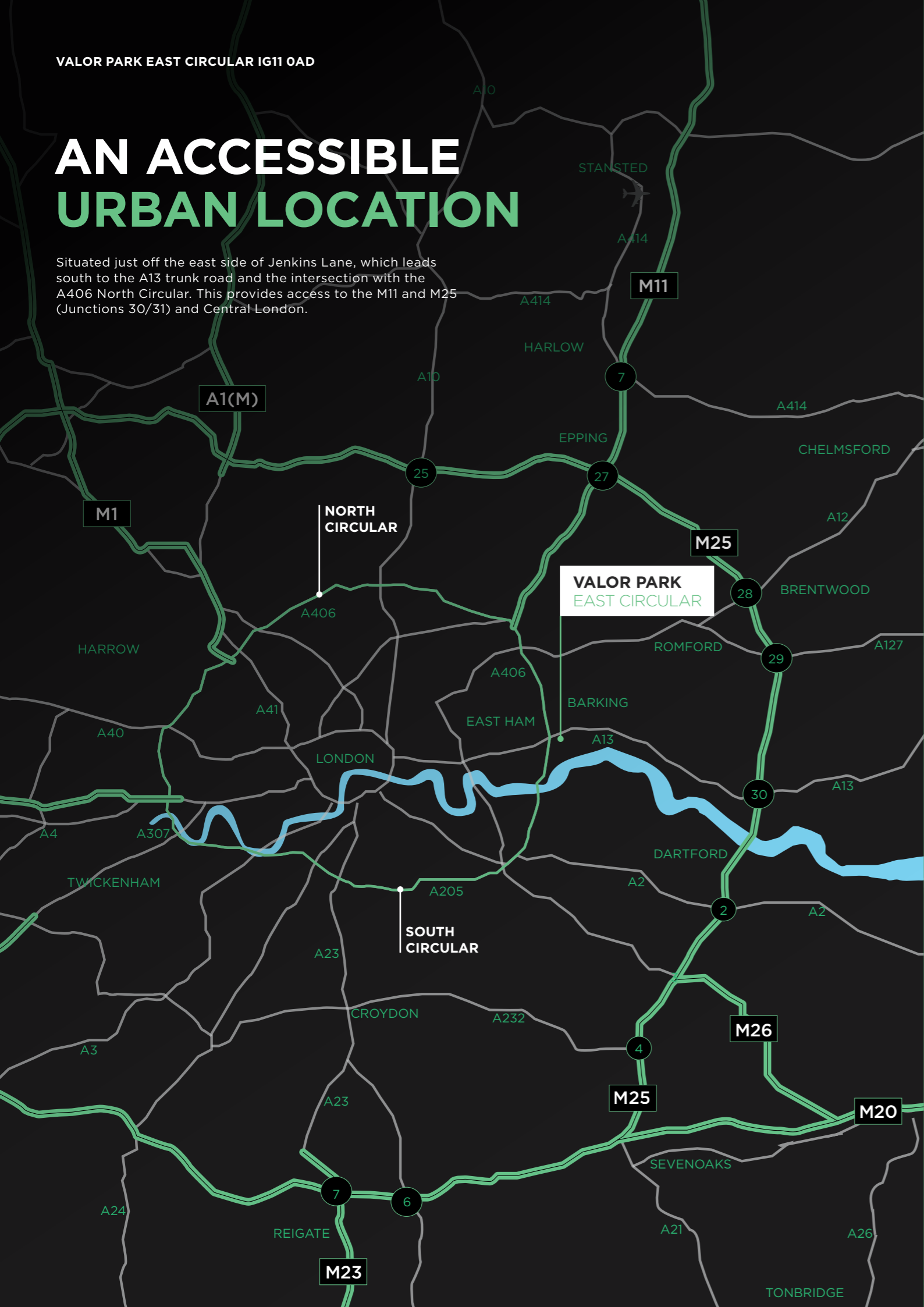
*solar panel only

*compared to a 20-year-old unit



AN ACCESSIBLE URBAN LOCATION

Situated just off the east side of Jenkins Lane, which leads south to the A13 trunk road and the intersection with the A406 North Circular. This provides access to the M11 and M25 (Junctions 30/31) and Central London.



LOCATED IN THE LONDON BOROUGH OF NEWHAM, ONE OF THE FASTEST GROWING LONDON POPULATIONS



46.7 MILLION

EXCEPTIONAL BRAND VISIBILITY WITH C.46.7 MILLION VEHICLES PASSING ANNUALLY*

9%

OF THE LOCAL POPULATION EMPLOYED IN MANUFACTURING, TRANSPORT AND STORAGE SECTORS

*Source: roadtraffic.dft.gov.uk 2024.

3,669,409

POPULATION WITHIN 10 MILES



0.1 MILES TO A13

0.6 MILES TO A406



87.7%

NVQ1 QUALIFIED

VALORPARKEASTCIRCULAR2.COM

EPC
EPC A+.

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.

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



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