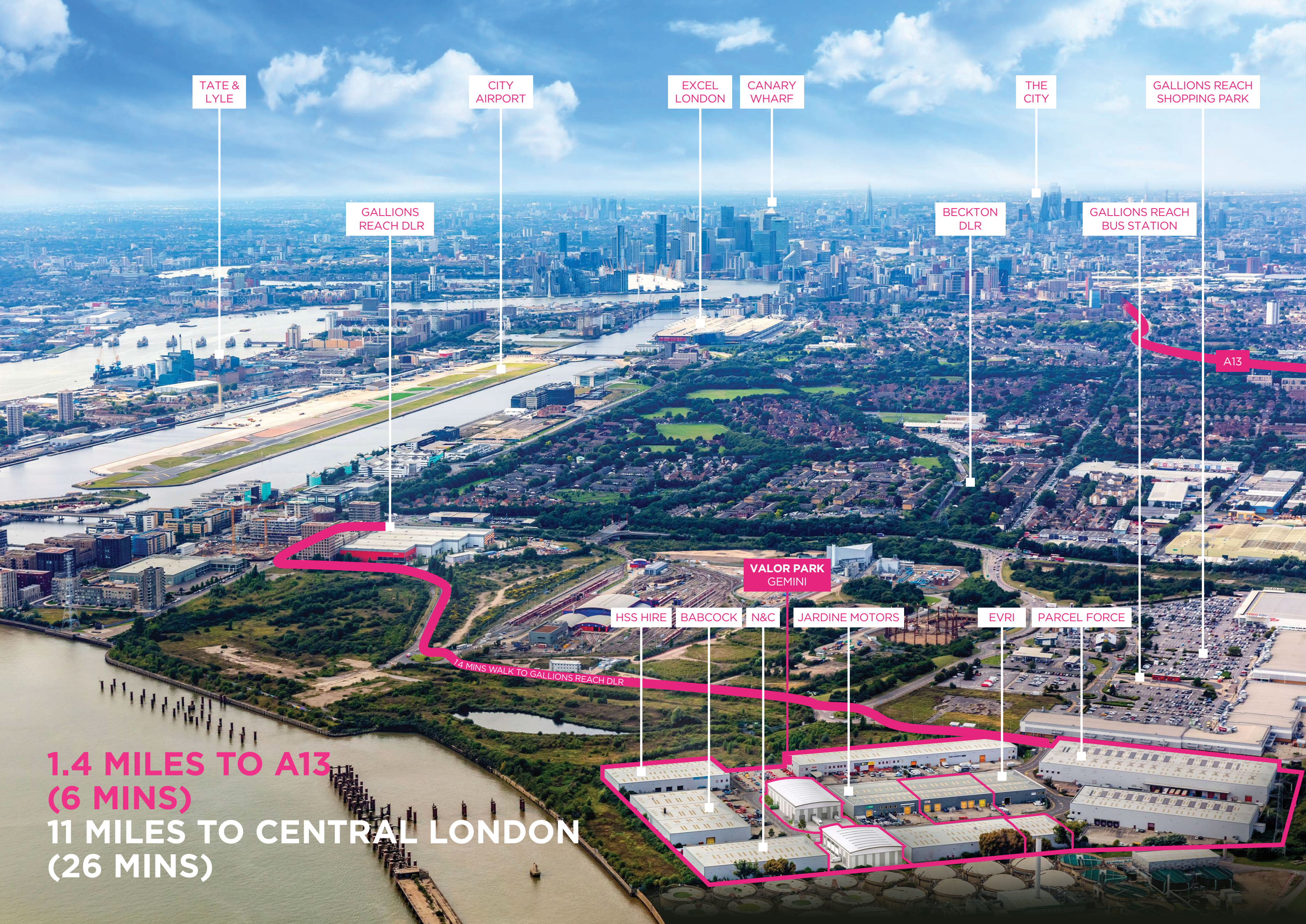


# VALOR PARK GEMINI



**PRIME GREATER LONDON MULTI-OCCUPIED  
URBAN LOGISTICS / INDUSTRIAL ESTATE  
UNITS RANGING FROM 15,812 – 26,116 SQ FT  
TO LET**





TATE &  
LYLE

CITY  
AIRPORT

EXCEL  
LONDON

CANARY  
WHARF

THE  
CITY

GALLIONS REACH  
SHOPPING PARK

GALLIONS  
REACH DLR

BECKTON  
DLR

GALLIONS REACH  
BUS STATION

A13

VALOR PARK  
GEMINI

HSS HIRE

BABCOCK

N&C

JARDINE MOTORS

EVRI

PARCEL FORCE

74 MINS WALK TO GALLIONS REACH DLR

1.4 MILES TO A13  
(6 MINS)

11 MILES TO CENTRAL LONDON  
(26 MINS)



# PRIME INDUSTRIAL UNITS TO LET

## 15,812 – 26,116 SQ FT

Gemini Business Park offers 4 units to let ranging in size from 15,812 – 26,116 sq ft. The units are modern, developed to an institutional specification, and of steel portal frame construction, with profiled sheet clad elevations under pitched roofs. Below is a table summarising the current availability and outline specification.

UNIT 10, 11, 15 & 16 - UNDER REFURBISHMENT	SQ FT	SQ M
Warehouse	19,345	1,735.0
GF Office	3,631	399.5
FF Office	3,140	291.7
Total GEA	26,116	2,426.2
Clear Height		7.3m

UNIT 29 - AVAILABLE	SQ FT	SQ M
Warehouse	19,751	1,835.0
FF Office	3,187	296.1
Total GEA	22,938	2,131.1
Clear Height		10m

OPEN STORAGE - AVAILABLE	ACRES
Hardstanding Area	1.17
Total GEA	1.17
Power	Up to 2MVA

UNIT 19 - AVAILABLE	SQ FT	SQ M
Warehouse	13,516	1,255.7
FF Office	2,296	213.3
Total GEA	15,812	1,469.0
Clear Height		7.2m

UNIT 30 - AVAILABLE	SQ FT	SQ M
Warehouse	16,016	1,487.9
FF Office	2,474	229.8
Total GEA	18,490	1,717.7
Clear Height		10m



KEY

OWNED BY VREP

AVAILABLE

EXTERNAL STORAGE

DESIGNATED PARKING TO EACH UNIT

FENCED AND GATED YARDS

ELECTRIC CAR CHARGING POINTS

BRAND NEW UNITS UNIT 29 & 30

OFFICE SPACE

PRIME LAST MILE LOCATION

MINIMUM 1 LEVEL ACCESS PER UNIT

CLEAR HEIGHT  
UNITS 10&11, 15&16 - 7.3M  
UNIT 19 - 7.2M  
UNITS 29 & 30 - 10M

VALOR PARK GEMINI E6 7FF

# URBAN LOGISTICS HUB

LOCAL OCCUPIERS



EVRI

HSS Hire



ME HIRE

N&C  
Nicholls & Clarke Group

babcock™

WesternUnion WU



Located in the London Borough of Newham, one of the fastest growing London populations



9% of the local population employed in manufacturing, transport and storage sectors



87.7% NVQ1 qualified



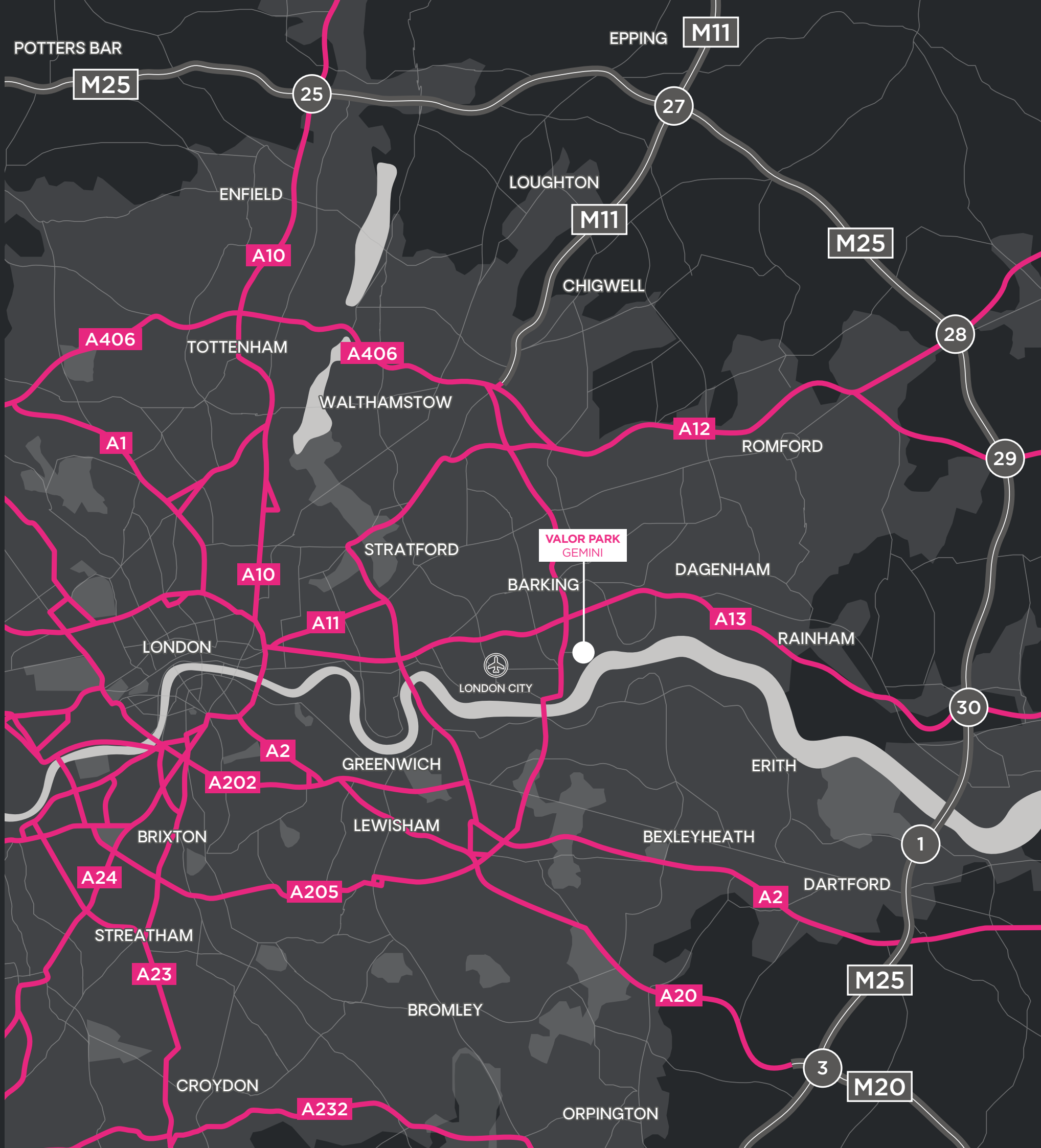
1.4 miles (6 mins) from the A13/A406 interchange



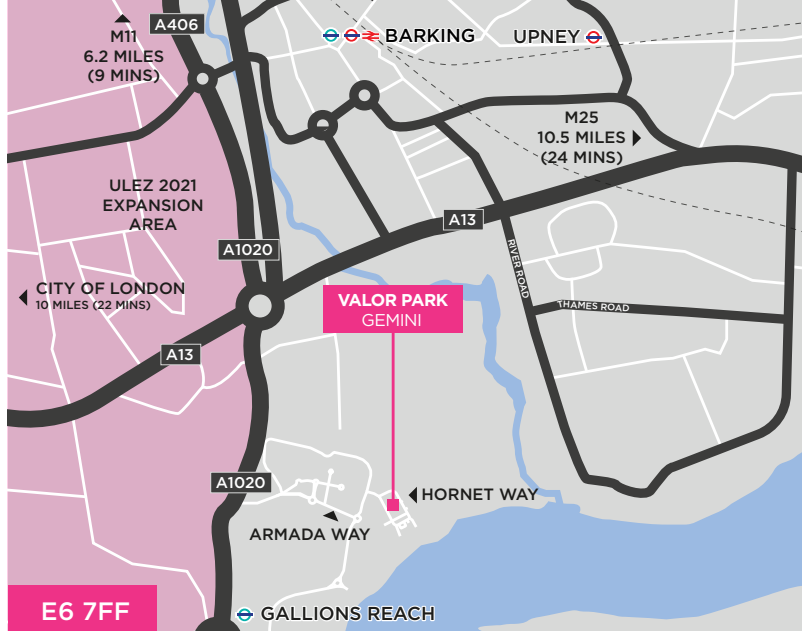
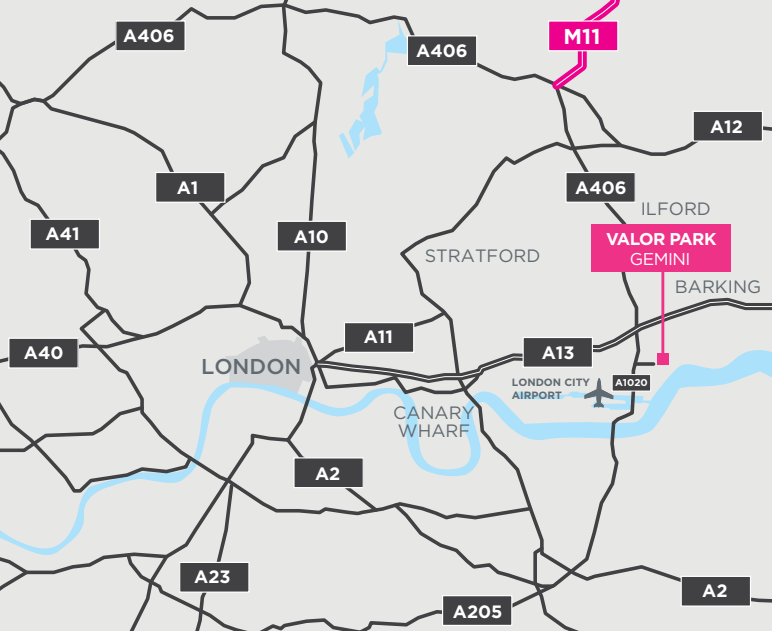
Less than 1 mile from London's DLR



Outside of London's ULEZ zone







# STRATEGICALLY LOCATED WITH EXCELLENT COMMUNICATIONS

## LOCATION

Gemini Business Park is an established industrial/warehouse development at the heart of the Thames Gateway, made up of a collection of 16 units. This popular urban logistics hub is located one mile from the A13/A406 interchange, enabling customers to service East London and the City, while providing fast connectivity to the M25 (J30) and M11 (J4).

## EPC

EPC A and EPC B on Unit 19

## RENT

Upon Application.

## COSTS

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

## TERMS

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

CONNECTIVITY	MILES	MINS
GALLIONS REACH BUS STATION	0.4	3 MINS
GALLIONS REACH STATION (DLR)	1.0	5 MINS
A13/ A406 INTERCHANGE	1.4	6 MINS
LONDON CITY AIRPORT	3.0	9 MINS
DOCKLANDS / CANARY WHARF	6.1	14 MINS
M11 (J4)	7.0	12 MINS
M25 (J30)	11.0	18 MINS
THE CITY / CENTRAL LONDON	11.0	26 MINS
PORT OF TILBURY	18.8	28 MINS
LONDON GATEWAY	20.0	30 MINS

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



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