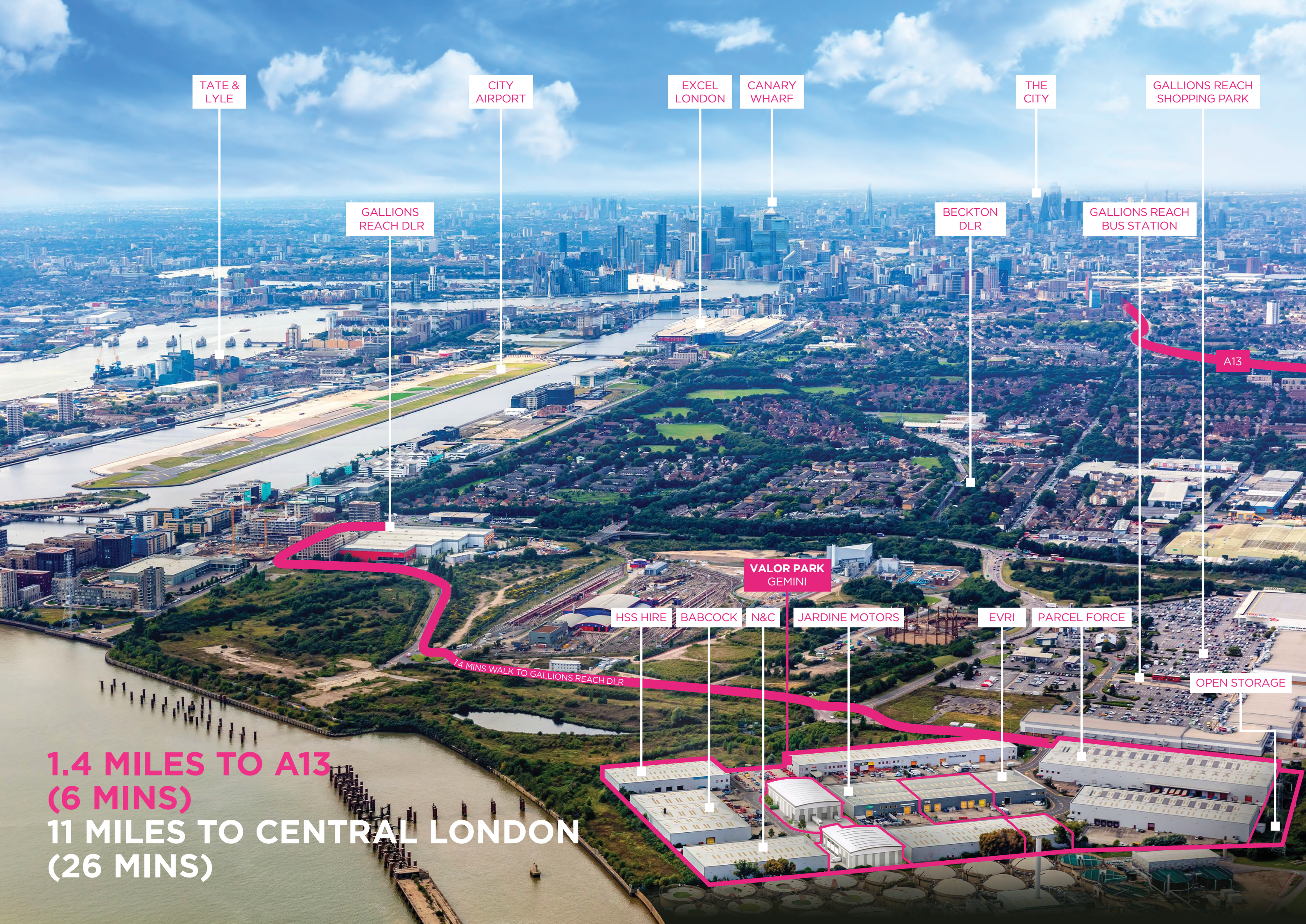


VALOR PARK GEMINI



**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

OPEN STORAGE

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.

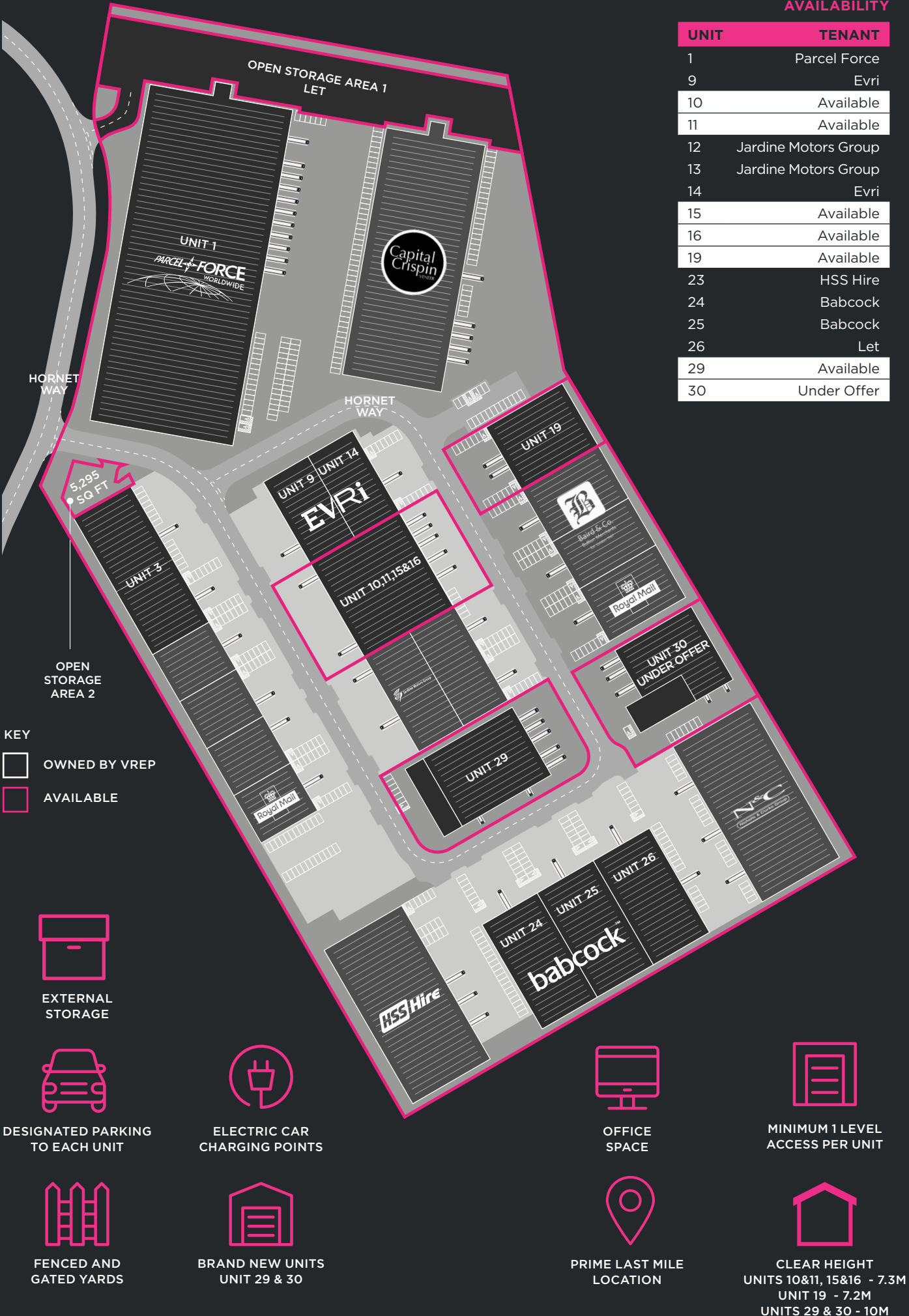
UNIT 10, 11, 15 & 16 - UNDER REFURBISHMENT	SQ FT	SQ M
Warehouse	19,345	1,735.0
GF Office	3,631	399.5
FF Office	3,140	291.7
Total GEA	26,116	2,426.2
Clear Height		7.3m

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 2 - AVAILABLE	SQ FT	ACRES
Hardstanding Area	5,295	0.12
Total GEA	5,295	0.12

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 - UNDER OFFER	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



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



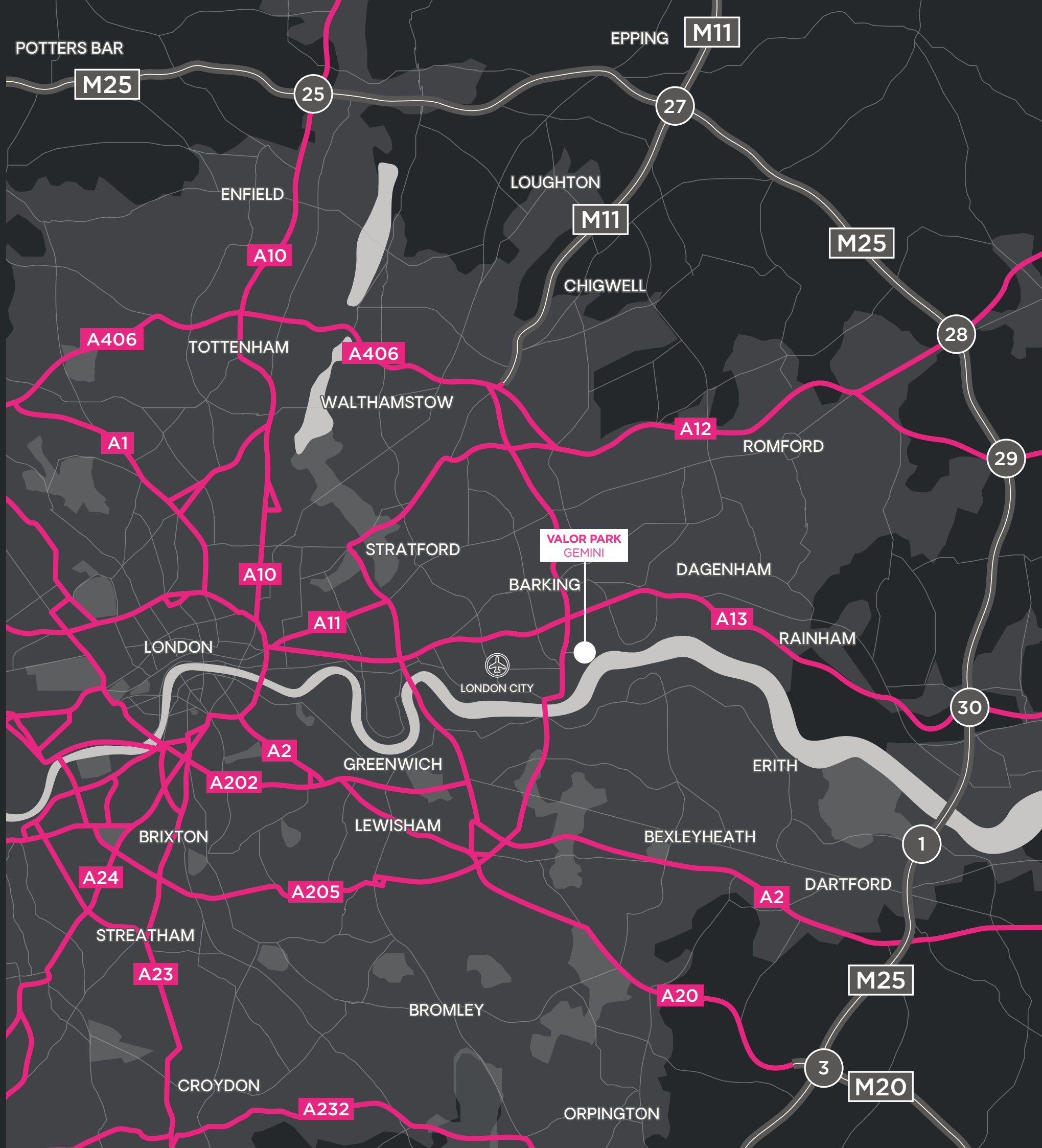
1.4 miles (6 mins) from the A13/A406 interchange

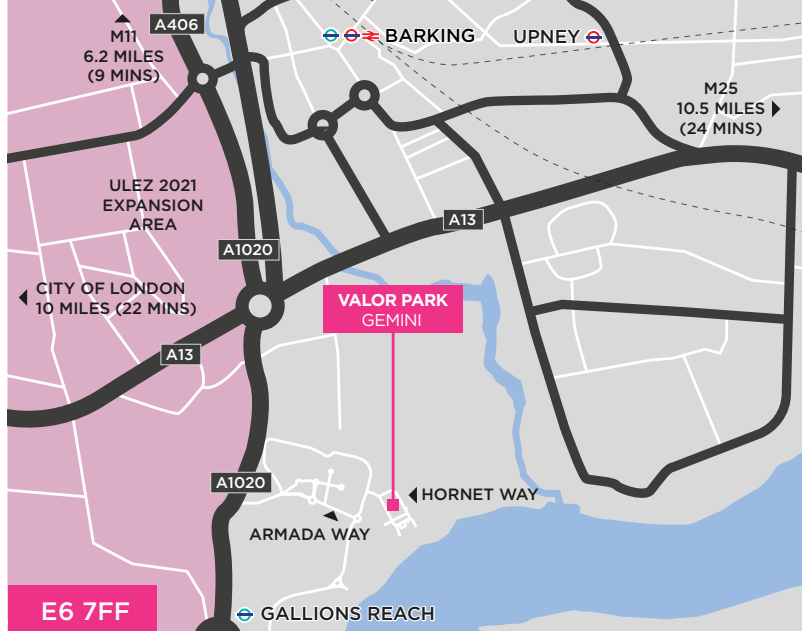
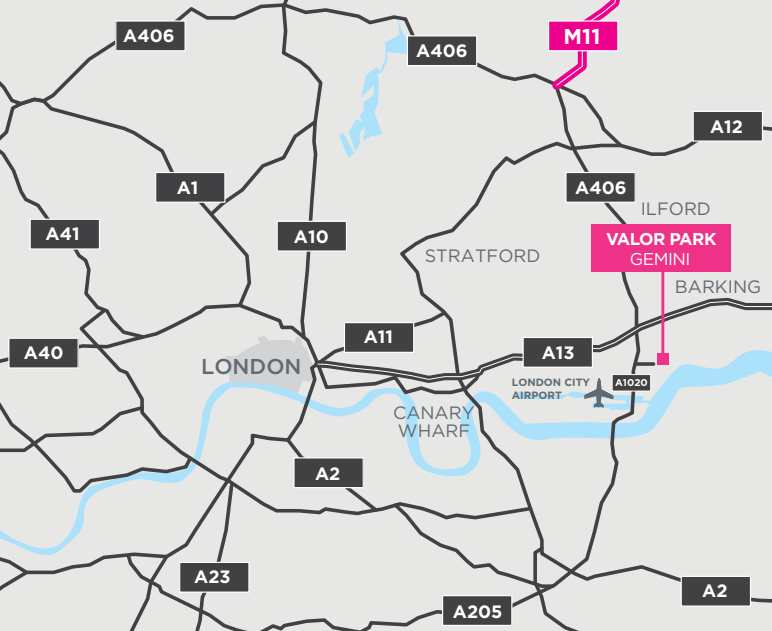


Less than 1 mile from London's DLR



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

Available upon request.

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.

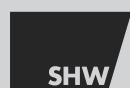
CONNECTIVITY

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:



Stephen Richmond
+44 (0) 7771 900 682
srichmond@shw.co.uk

Chris Birch
+44 (0) 7976 681 951
cbirch@shw.co.uk



**CUSHMAN &
WAKEFIELD**

Ivan Scott
+44 (0) 7342 880 685
ivan.scott@cushwake.com

Alex Doyle
+44 (0) 7826 537 141
alexander.doyle@cushwake.com

NEWMARK

Zach Heppner-Logan
+44 (0) 7787 221 412
zach.heppner-logan@nrmk.com

Chloe Sweetland
+44 (0) 7385 933 686
chloe.sweetland@nrmk.com

Lizzie Elliott
+44 (0) 7827 250 026
lizzie.elliott@nrmk.com

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