

UNIT 9 THOMAS TRADE CENTRE

THOMAS ROAD | POPLAR | LONDON | E14 7BN



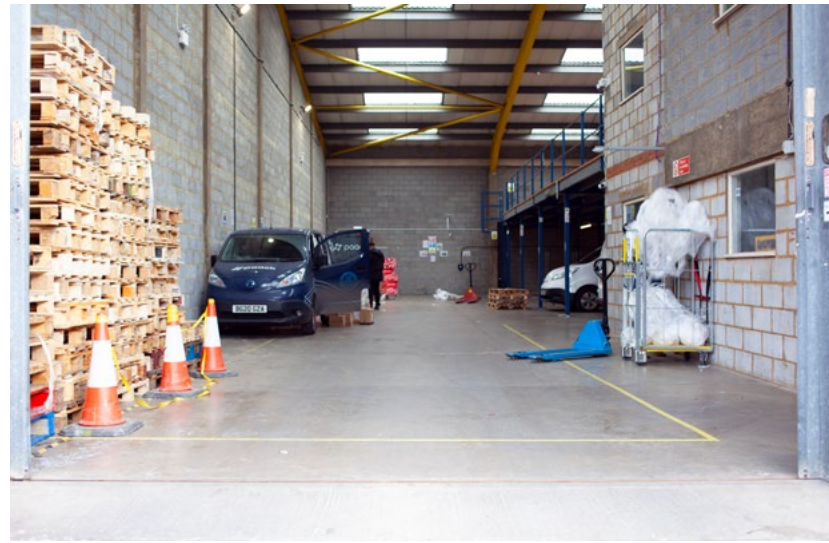
RVW
ROBERTS VAIN WILSHAW

JLL

5,110 sq ft (4,74.7 sq m)

SUMMARY

- Unit size of 10,163 sq ft 944.14 sq m
- Modern single storey industrial / warehouse unit located on Thomas Road
- Loading and parking facilities
- Approx eaves height of 5.5m
- Electric shutter door
- WC facilities
- Gas (Subject to connection)
- 3 Phase electricity



DESCRIPTION

The property comprises of a modern single storey industrial / warehouse unit benefiting from a first floor office and a mezzanine floor; with good loading and parking facilities.

**OTHER OCCUPIERS
ON THE ESTATE
INCLUDE**

WOLSELEY

cherryz

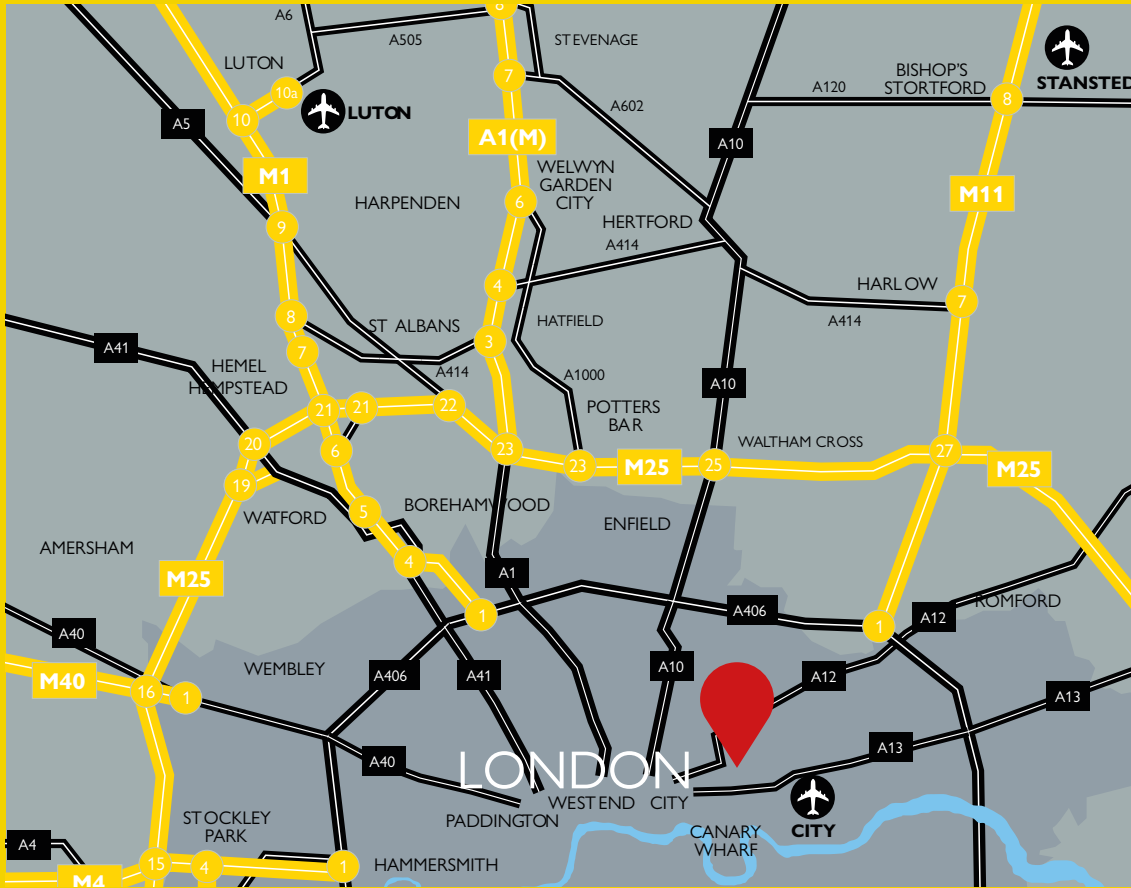
GORILLAS

Felix THE FELIX PROJECT
GOOD FOOD FOR GOOD CAUSES

VORBOSS

LOCATION



Thomas Trade Centre is situated to the east of Thomas Road. To the North, via the Burdett Road, Mile End Road grants access to the A13. The estate benefits from easy access to Stratford, the City and Docklands.



TRAVEL

The Thomas Industrial Estate is situated between Devons Road and Limehouse station within close proximity to Mile End Station. This means there are various routes to get to Thomas Road which include the Docklands Light Railway, Central Line, District Line and Hammersmith & City Lines. Car travel is also excellent with access to the North Circular, 1 which link to the M11 and M25.

CONNECTIVITY (miles)

- 0.9  **MILE END**
Central, District and Hammersmith & City
- 0.6  **DEVONS ROAD**
Docklands Light Railway



LEASE

A new lease is available, direct from the landlord, on a term to be agreed.

RENT

Upon application.

SERVICE CHARGE

Upon application.

VAT

All figures quoted are exclusive of but will be liable for VAT at the prevailing rate.

LEASE

Available by way of an assignment of existing lease. Alternatively a new lease may be available direct with the landlord on terms to be agreed.

BUSINESS RATES

London Borough of Tower Hamlets. Interested parties are advised to make their own inquiries with the Local Authority.

EPC

Available upon request.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.



VIEWING

 Strictly by appointment through the joint agents:

Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk
07917 647 213

Peter Davidson

peter.davidson@jll.com
07920 597 574

Jane Marshall

jane.marshall@rvwcs.co.uk
07801 373 974

Naz Ahmed

naz.ahmed@jll.com
07548 777 116

