

To let

Space for business

INDUSTRIAL/TRADE COUNTER, SECURE OPEN STORAGE,
CAR PARKING, ANCILLARY OFFICE SPACE

8,000 sq ft (750 sq m)



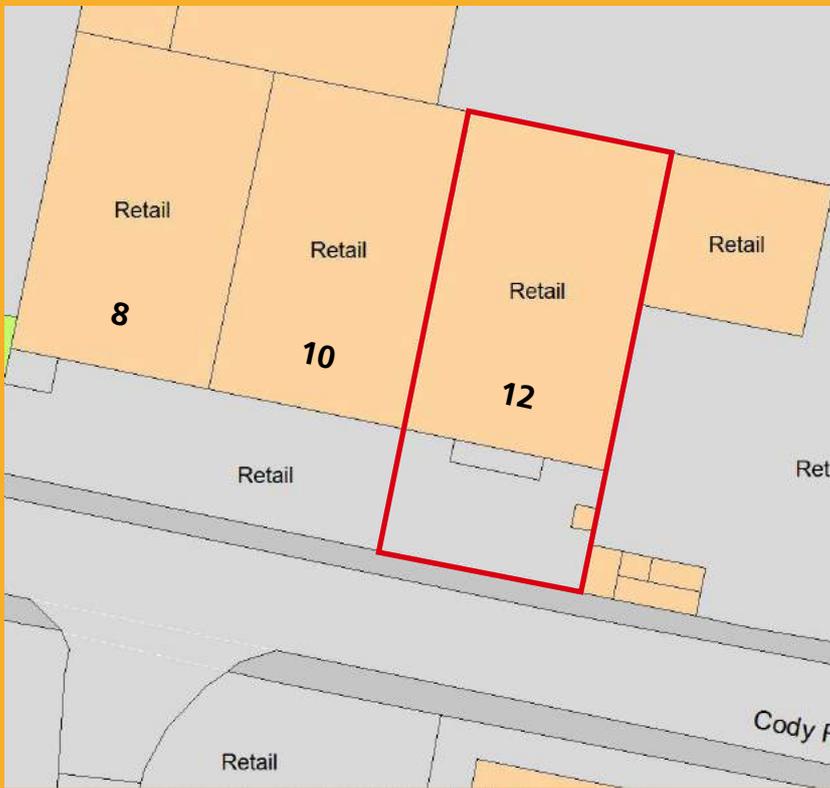
12 Cody Road

Canning Town, London E16 4SR



020 8986 7221
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

12 Cody Road is a very versatile business space. It offers an industrial unit with an eaves height of 20ft (6m), roller shutter height of 16 ft (5m), front facing office space with pedestrian access and to the front a secure yard of 4,000 sq ft.

The construction of the building is a single bay of reinforced concrete columns and modern truss roofing (clad and insulated). Brick infill walls are to full height, with full glazing to the front. The floors are concrete and benefit from three phase electrical supply. Currently there is 2,000 sq ft of office arranged to the front of the unit.

Location and Approximate Driving Distances

12 Cody Road is the end of three terraced units, immediately on the right hand side of Cody Road from the Star Lane DLR end.

Star Lane DLR	0.1 miles
A13	1.6 miles
Canary Wharf	2.6 miles
A406	4.2 miles
M25	25 miles

Unit Sizes

Unit 12	Sq ft	Sq m
Warehouse	6,000	560
Office	2,000	190
Total	8,000	750
Plus secure yard	2,250	210

Features

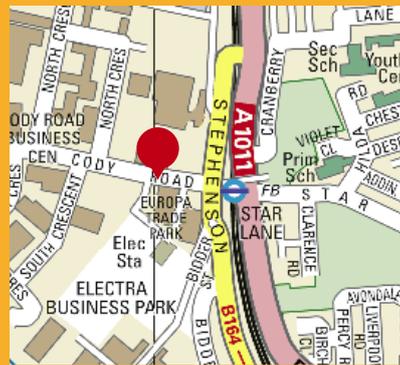
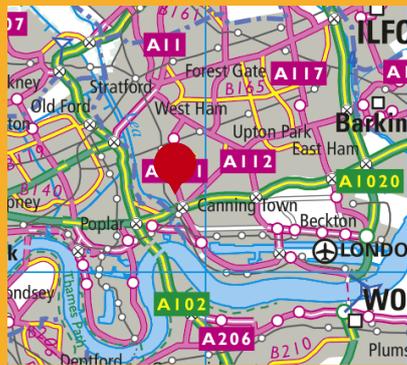
- Versatile unit
- Trade counter potential
- High eaves 20 ft (6m)
- High Roller Shutter 16 ft (5m)
- Secure Open Storage
- Star End DLR 400 ft away
- Canary Wharf 2.6 miles

Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

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