

# STRATFORD HUB E15



**70%**  
**PRELET**

10 modern single storey industrial and distribution buildings  
within a secure environment adjacent to the 2012 Olympic Zone

3000 sq ft – 11000 sq ft

[www.stratfordhub.com](http://www.stratfordhub.com)





- Adjacent to 2012 Olympic Zone
- Close to Pudding Mill Lane DLR
- Close to Bow Interchange on the A12
- Within 0.6 miles of Bromley by Bow Underground (District and Hammersmith & City lines)
- Easy access to City, Docklands and Central London
- Within 1 mile of Stratford Town Centre and 'Stratford City'

# 70% PRELET

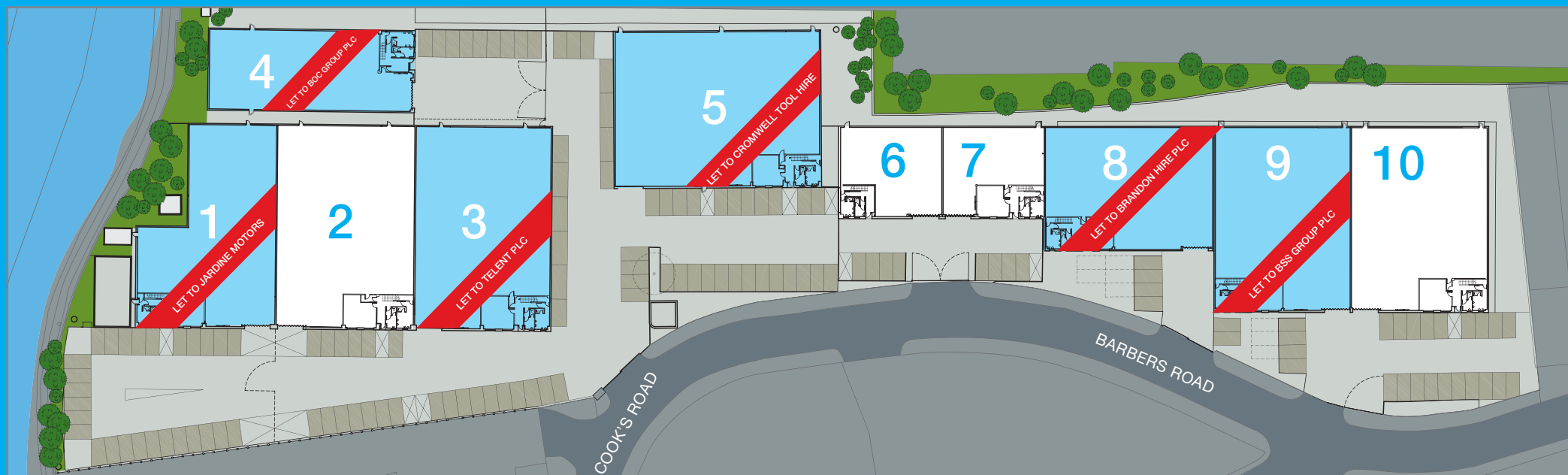
**BRANDON**Hire

**BOC**

**BSS**  
The BSS Group PLC

**CROMWELL**  
www.cromwell.co.uk





Building	Distribution sq ft	Office sq ft	Total sq ft	Parking
1	Let to Jardine Motors			
2	9385	1480	10865	18
3	Let to Telent Plc (formerly Marconi)			
4	Let to BOC Group Plc			
5	Let to Cromwell Tool Hire			
6	2985	0	2985	5
7	2275	1375	3650	5
8	Let to Brandon Hire Plc			
9	Let to BSS Group Plc			
10	7480	1455	8935	14

### Distribution

- 6.1- 6.5m (20-21ft) to eaves
- New insulated steel roofs
- Surface level insulated sectional loading doors
- Mains gas supply
- New lights

### Office

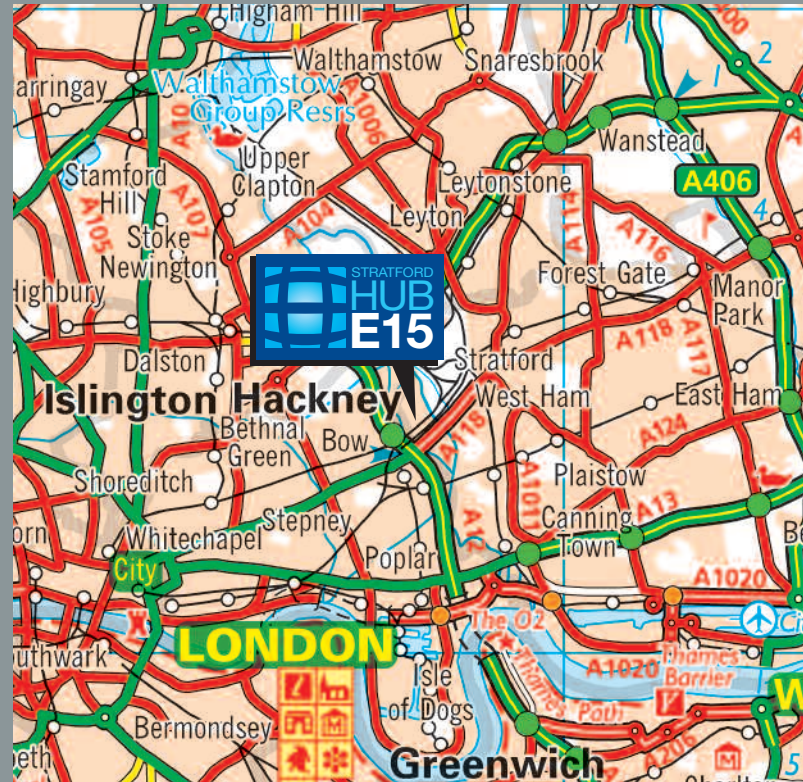
- Extensively upgraded offices
- New gas fired central heating
- New LG3 light fittings
- New carpet
- Three compartment perimeter trunking
- New WC's

### External areas

- New manned security lodge
- New CCTV
- New security fence and gates
- New estate lights
- New estate signs

Areas stated are approximate gross internal areas





## Location

Blackwall Tunnel	1.8 miles
Docklands	2.3 miles
City of London	3 miles
A406 / M11 Junction	4.5 miles
M25 Junction 30	18 miles

## Terms

Stratford Hub is available on Galileo 13 page plain English leases. This means reduced legal costs and quick occupation.

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