



CENTRALLY LOCATED WAREHOUSING FROM APPROX 1600 - 24,581 SQ FT (149-2284 SQ M)

**Rent: £11.50 - £15.00 Per Sq
Ft**

17-25 Shirley Street
London
Greater London
E16 1HU

- Fenced & gated yard approx 6664 sq ft (619 sq m)
- Electric roller shutter loading door
- Eaves approx 5.4m
- All mains services
- Two storey office/ancillary accommodation
- Strategic location

17-25 SHIRLEY STREET, LONDON, GREATER LONDON, E16 1HU

Location

The property lies at the junction of Turner Street and Shirley Street, E16, adjacent Silvertown Way. This is a superb location, just south of Newham Way (A13), within walking distance of Canning Town Train Station, less than 2 miles from London City Airport.

The Property

A self-contained warehouse fronted by a private yard at the junction of Turner Street and Shirley Street.

The warehouse accommodates four former cold rooms currently suitable for secure ambient storage with external loading and turning areas. An electrically operated loading door provides access and opens onto the fenced and gated yard. Two storey office/ancillary accommodation is present to the front and rear.

The property is available in its entirety or sub-let as individual store rooms and office/ancillary space. Interested parties are advised to discuss their requirements with the agents.

Note: the property is located opposite residential properties so considered unsuitable for 24/7 use.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Store 1	2,928	272.01
Store 2	3,600	334.44
Store 3	1,600	148.64
Store 4	2,181	202.61
Remainder	8,740	811.95
Office/ancillary (front)	3,135	291.24
Office/ancillary (rear)	2,400	222.96
TOTAL	24,584	2,283.85

Terms

To be let on flexible term to be agreed.

Figures

Entire Warehouse - £11.50 per sq ft pax

Individual stores/remainder- £15.00 per sq ft pax

We understand that VAT is not payable

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC of the entire warehouse is D83, expiring July 2027.

Business Rates

The Rateable Value (2026) of the total warehouse is £153,000, making the Rates Payable £73,440 pa but interested parties are advised to satisfy themselves in this respect. If sub-let, the rates will be charged on a space occupied basis.

Anti Money Laundering

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Agents Note

All figures quoted are exclusive of VAT (if applicable)

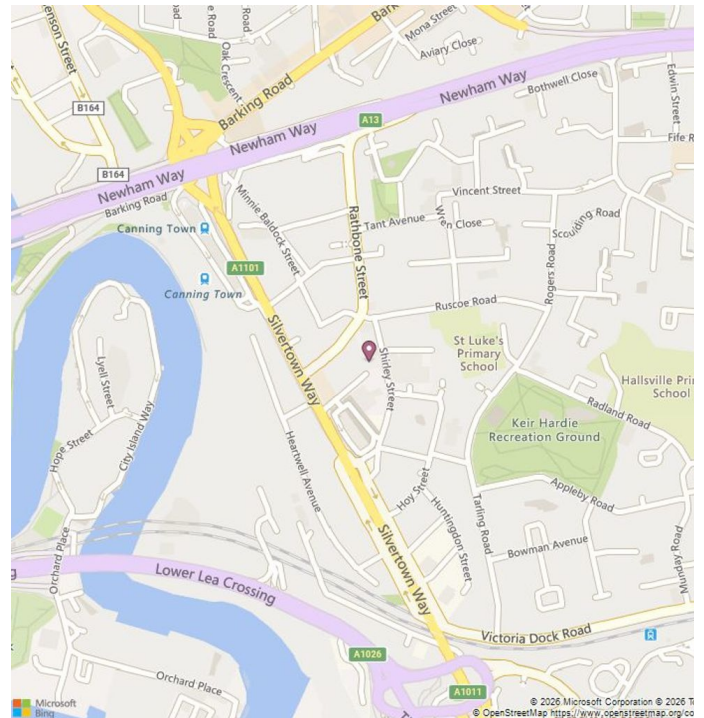
No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

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