



# ARROW POINT

BECKTON // LONDON // E6 6JF

36,874 sq ft / 3,425.7 sq m

A new detached GRADE A  
warehouse/logistics unit,  
immediately available

**TO LET**







# ARROW POINT

## SUMMARY

- 10m eaves
- Secure yard
- 4 ground level loading doors
- 9.8 miles from Central London
- 44m yard depth
- BREEAM Excellent
- Prominent unit
- 1.63 acre site
- 2 EV charging points
- 30 KN/m<sup>2</sup> floor loading
- 182 KVA power supply
- 26 car parking spaces







City of London

The O2

Canary Wharf

Royal Docks

Excel

London City Airport

 Beckton DLR Station

Beckton Retail Park

 BRITVIC  
soft drinks

 ARROW POINT

Sainsbury's

 attica  
self storage

 LIDL

A13

Gateway Retail Park

Beckton Triangle  
Retail Park

M25

A406





# LOCATION

Arrow Point Beckton is located 9.8 miles east of Central London and 2.3 miles north of the Royal Albert Docks. The property is strategically situated on Claps Gate Lane between the Sainsburys supermarket and the new Lidl, at the junction of the A13 (Newham Way), A406 (North Circular) and the A1020 (Royal Docks Road). The A13 provides direct access to the City of London to the east and the M25 and Essex to the West, the North Circular provides access to the north and west of London and the M11. The Royal Docks Road provides access to the Docks and London City Airport (3.5 miles away) to the south.

Nearby occupiers include; Sainsburys, Lidl, B&Q, Dunelm, Curry's PC World and B&M.



## TRAVEL DISTANCES BY ROAD

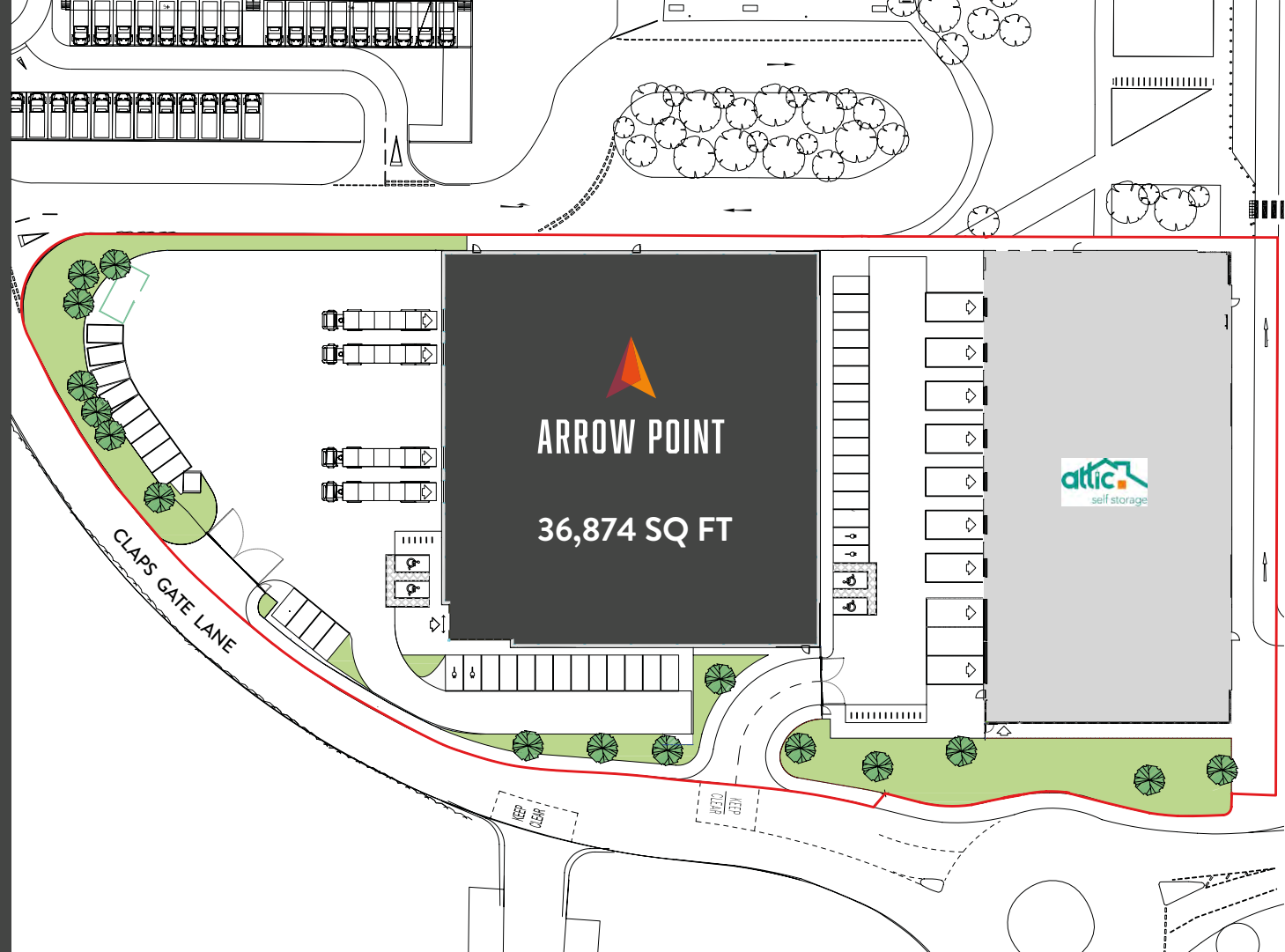
Royal Docks	3 miles
London City Airport	3.4 miles
Blackwall Tunnel	4.4 miles
M11	5.3 miles
Central London	9 miles
M25 J30	10 miles
M1	19 miles

## DESCRIPTION

Arrow Point Beckton is a new build 'Grade A' and BREEAM Excellent warehouse/logistics unit comprising 31,007 sq ft of warehouse accommodation with 5,867 sq ft of CAT A office space on the first-floor mezzanine.

Detailed specification and build documents available upon request.

**Warehouse:** 31,007 sq. ft  
**Office:** 5,867 sq. ft  
**Total:** 36,874 sq. ft



## TERMS

The property is available on a new Full Repairing and Insuring lease, for terms to be agreed.

Quoting rent available on application.

## EPC RATING

Upon enquiry.









## FURTHER INFORMATION



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## LOCAL OCCUPIERS



HATHAWAY  
DEVELOPMENTS



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