



KEY
 ■ INTERNAL / EXTERNAL CYCLE RACK
 ● CAR CHARGING BOLLARD

TRADE COUNTER UNITS

UNIT 1	6,014 sq ft	559 sq m
UNIT 2	4,245 sq ft	394 sq m
UNIT 3	3,401 sq ft	316 sq m
UNIT 4	5,255 sq ft	488 sq m
UNIT 5	4,610 sq ft	428 sq m
(approx GEA)		

INDUSTRIAL / WAREHOUSE UNITS

UNIT 6	Ground	18,352 sq ft	1,705 sq m
	First	3,230 sq ft	300 sq m
TOTAL		21,582 sq ft	2,005 sq m
UNIT 7	Ground	14,693 sq ft	1,365 sq m
	First	2,583 sq ft	240 sq m
TOTAL		17,276 sq ft	1,605 sq m
UNIT 8	Ground	11,227 sq ft	1,043 sq m
	First	1,700 sq ft	158 sq m
TOTAL		12,927 sq ft	1,201 sq m
UNIT 9	Ground	15,758 sq ft	1,464 sq m
	First	2,779 sq ft	258 sq m
TOTAL		18,537 sq ft	1,722 sq m
(approx GEA)			

BUSINESS UNITS

UNIT 10	Ground	4,305 sq ft	400 sq m
	First	1,431 sq ft	133 sq m
TOTAL		5,736 sq ft	533 sq m
UNIT 11	Ground	5,051 sq ft	469 sq m
	First	1,680 sq ft	156 sq m
TOTAL		6,731 sq ft	625 sq m
UNIT 12	Ground	6,008 sq ft	558 sq m
	First	2,002 sq ft	186 sq m
TOTAL		8,010 sq ft	744 sq m
(approx GEA)			

CANNING TOWN BUSINESS PARK
 STEPHENSON STREET | LONDON E16 4SA

exceptional location

The property is located in Stephenson Street. Canning Town, an established industrial location, just north of the A13 which provides westbound access to the M25.

The development is opposite the new Star Lane DLR station which links to Stratford International, Canning Town (Jubilee Line).



DRIVE TIME DATA

	15 MINS	30 MINS	45 MINS
POPULATION	603,272	2,540,878	5,264,483
HOUSEHOLD	245,969	1,066,819	2,269,059
ROAD			
A13	0.6 miles		
A12/A102	0.6 miles		
M11	7.2 miles		
M25	13 miles		
UNDERGROUND / DLR			
Star Lane	50 metres		
West Ham	0.4 miles		
Canning Town	0.7 miles		
Olympic Stadium	2 miles		
Canary Wharf	2 miles		
London City Airport	3 miles		
West End	7 miles		



www.canningtownbp.co.uk

Another green development by



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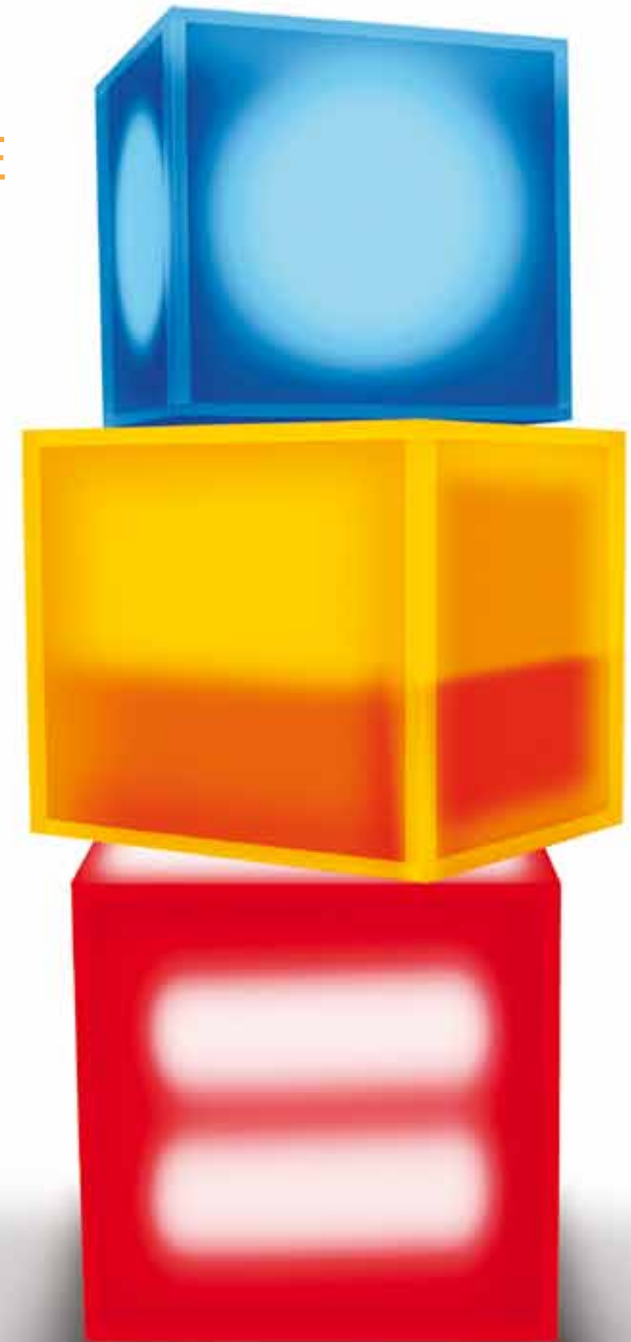
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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. January 2013.

CANNING TOWN BUSINESS PARK
 STEPHENSON STREET | LONDON E16 4SA

NEW TRADE COUNTER,
 INDUSTRIAL / WAREHOUSE
 AND BUSINESS UNITS
 FROM 3,401 - 70,322 SQ FT

AVAILABLE AUTUMN 2013



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a greener development

Goya Developments are one of the leading developers of multi-unit industrial schemes which embrace the latest green technologies to reduce the real cost of occupation.

The scheme will incorporate environmentally friendly initiatives to ensure a minimum 25% decrease in carbon dioxide emissions - over 2010 Buildings Regulations. This will reduce the energy costs accordingly. The green initiatives will include:

- GREEN WALLS
- AIR SOURCE HEAT PUMPS
- PHOTOVOLTAIC PANELS
- INCREASED ROOF AND NATURAL LIGHTING
- LED MOVEMENT SENSITIVE LIGHTING TO OFFICES
- SOLAR POWERED EXTERNAL LIGHTING
- LOW AIR PERMEABILITY DESIGN
- RAINWATER HARVESTING
- CYCLIST FRIENDLY DESIGN
- VEHICLE CHARGING POINTS

altogether different

The 4 acre development will provide 12 new warehouses and trade counter units which are capable of combination in sizes ranging from 3,401 to 70,322 sq ft.

GENERAL SPECIFICATION

- Gated entrance to estate
- 4m estate totem pole at entrance
- Dedicated parking
- Concrete loading yards
- Automatic loading doors
- All mains services

TRADE COUNTERS

- Prominent roadside signage
- Individual unit signage
- Glazed entrance canopy
- 6m eaves height
- 30 kN/m² floor loading
- Provision for WCs (indicated on plan)

INDUSTRIAL / WAREHOUSE UNITS

- 8.5m eaves height
- 37.5 kN/m² floor loading
- 20m yard depth
- Fully fitted first floor offices

BUSINESS UNITS

- 7.55m eaves height
- 30 kN/m² floor loading
- 12m yard depth
- Fully fitted first floor offices