

UNIT 4
DataPoint
SOUTH CRESCENT CANNING TOWN E16 4SR

TO LET
Available Now

5,186 SQ FT (481 SQ M)

HIGH QUALITY WAREHOUSE FACILITY

AVAILABLE TO LET

IN AN EXCELLENT LOCATION WITH OUTSTANDING
TRANSPORT LINKS



Description

Unit 4 offers a total of 5,186 sq ft of high-quality industrial space, complemented by 1,104 sq ft of modern first-floor office accommodation.

This versatile unit features a clear internal height of 6.5 metres, rising to 8.5 metres at the apex, providing excellent vertical clearance for storage or operational

needs. Additional benefits include three-phase power, and a generous provision of parking to both the front and rear of the property ideal for staff and vehicle access.

The unit has undergone a comprehensive internal and external refurbishment program and is ready to occupy now.





Specification



FULLY
REFURBISHED



LEVEL ACCESS
LOADING DOOR



CLEAR HEIGHT OF
6.5M RISING TO 8.5M
AT APEX



3 PHASE
POWER



MODERN FIRST
FLOOR OFFICES



CAR PARKING TO
FRONT AND REAR
OF PROPERTY



SECURE GATED
SITE



EXCELLENT
TRANSPORT LINKS

Accommodation

Ground Floor Warehouse	4,082 sq ft	379.27 sq m
First Floor Offices	1,104 sq ft	102.59 sq m
Total	5,186 sq ft	481.86 sq m

EPC

The property benefits from an EPC rating of B - 36.





6.5m eaves

8.5m eaves



D4

Location

The development benefits from excellent transport connectivity.

Star Lane DLR station is located just a 5-minute walk from the site, offering direct services to Bank Station, which connects with the Central Line, and to Canning Town for seamless access to the Jubilee Line, serving the West End and Canary Wharf.

In addition, the A13 is approximately 0.5 miles away, providing efficient road links to Central London, the City, and key business districts in the Docklands area.

Local Transport Links:

Star Lane	0.2 miles
West Ham	0.7 miles
Canning Town	0.6 miles

