

Unit 3 International Business Park, Stratford

TO LET: 53,741 sq ft refurbished logistics warehouse situated in a prime East London location



Newly
refurbished



53,741
sq ft



Stratford
Station 0.6 miles



Last mile
logistics solution



Strategic
location



3.5 miles to
The City



Flexible
lease terms
available



To Let
Now
Immediately
available



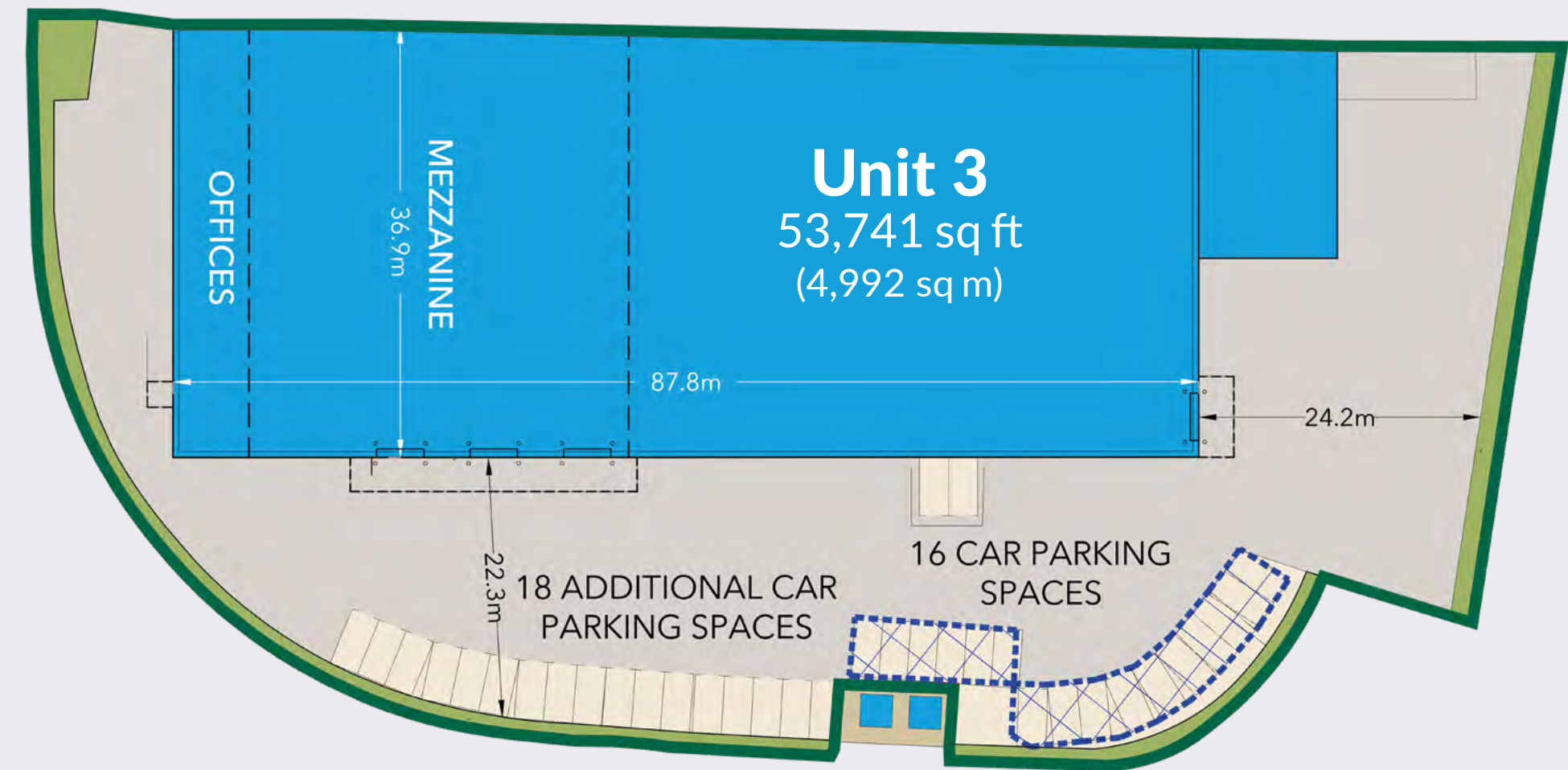
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LONDON, UK

GLP 

eu.glp.com

Unit 3 International Business Park, Stratford



SCHEDULE OF ACCOMMODATION

Warehouse	36,242 sq ft	3,367 sq m
Ground floor office	901 sq ft	84 sq m
1st floor Office	2,598 sq ft	241 sq m
2nd floor Office	2,609 sq ft	242 sq m
Mezzanine	11,391 sq ft	1,058 sq m
Total GEA	53,741 sq ft	4,992 sq m



TOTAL GEA
53,741 sq ft

4 level access

12.5m clear internal height

11,391 sq ft mezzanine floor

Newly refurbished

TOTAL GEA
4,992 sq m

34 car parking

Safe working environment

Optimising natural light

Staff and building security

OFFICES
6,108 sq ft office space

1.721 acres (0.696 ha)

Up to 24.2m yard depth

Excellent public transport links

3.5 miles to The City

The location

Urban logistics

With the continuously evolving market and demand for convenient customer experience across industries such as e-commerce, food, retail and many more – urban logistics hubs have become crucial to the supply chain.

Located less than 5 miles from the City of London and with over 2.5M households within a 30 minute drive, International Business Park, Stratford is a prime urban logistics site.



Households

502,743
within 10 minute drive

1,024,321
within 15 minute drive

2,539,674
within 30 minute drive



The right London location

Strategic access to Central London

International Business Park, Stratford is an established business location being home to well known brands Mercedes-Benz & Travis Perkins.

Last mile solution
It has excellent transport links providing logistics operators with a last mile depot destination, fulfilling urban logistic distribution functions inside the ULEZ and supporting the London economy in terms of access to the business and population structure.



Destination	Miles	Time
A11/A12	1	4 mins
Blackwell tunnel	2.5	9 mins
M11 Junction 4	6	15 mins
M25 Junction 27	15	20 mins
M25 Junction 8	16.5	30 mins
M1 Junction 2	22	45 mins

London TFL

	Miles	Time
DLR – Stratford High Street (Walk)	0.5	9 mins
Overground (Walk)	0.6	13 mins
Central line – Stratford (Walk)	0.6	13 mins
District line – West Ham (Walk)	0.9	18 mins



Airports	Miles	Time
London City Airport (Walk > Tube)	3.5	23 mins
Heathrow Airport	25	60 mins

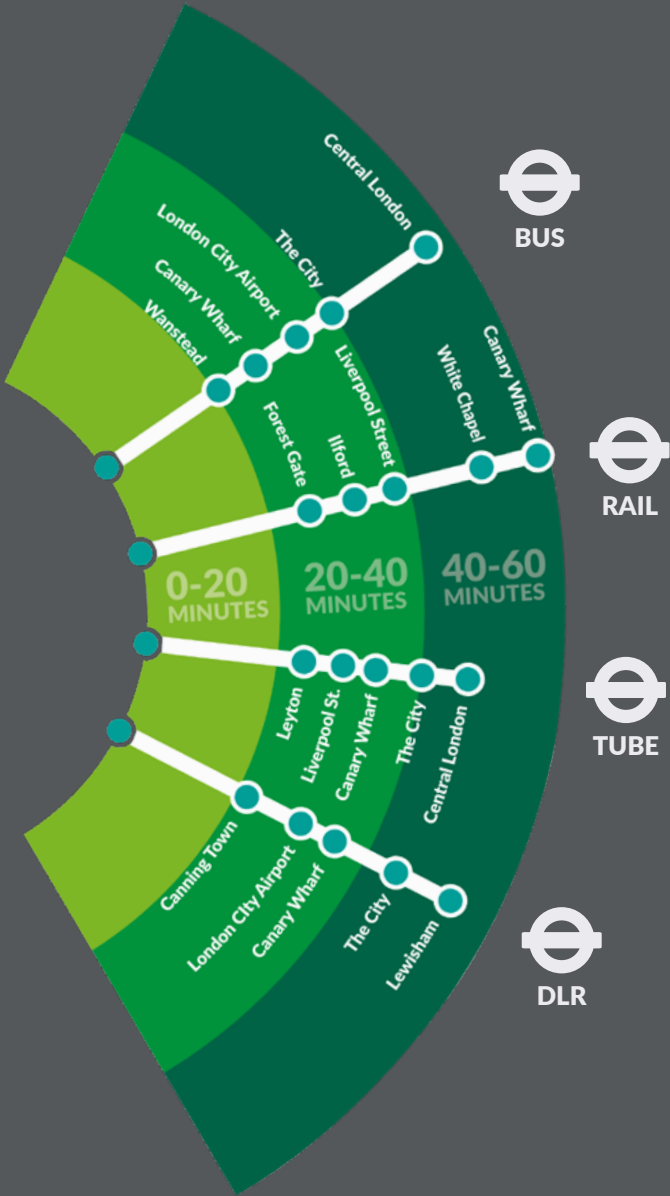


An established location

International Business Park, Stratford is located within East London's primary commercial centre and at the heart of Stratford's regeneration area. The park has multiple amenities on the doorstep including Westfield Shopping Centre and the Queen Elizabeth Olympic Park.

Close to central London

Its strategic location, close to Central London and its road and rail links, including access to the M25 Orbital road via the A13, make it an important site in London's logistics network.



GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centres, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQ M across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQ M. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. August 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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For the latest news and onsite progress visit

<https://eu.glp.com/property/unit-3-international-business-park-stratford/>



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