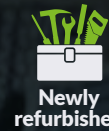


# Unit 3 International Business Park, Stratford

Refurbished logistics warehouse situated in a prime East London location



Newly  
refurbished



42,350 sq ft  
to 53,741 sq ft



Stratford  
Station 0.6 miles



Last mile  
logistics solution



Strategic  
location



3.5 miles to  
The City



Immediately  
available



Flexible  
lease terms  
available



E15 2GN

**GLP**

[eu.glp.com](http://eu.glp.com)

# Unit 3 International Business Park Stratford

Highly specified unit situated in a prime East London location.  
Available to let immediately.



## SCHEDULE OF ACCOMMODATION

| TOTAL GIA                    | TOTAL GIA                |
|------------------------------|--------------------------|
| 42,350 sq ft to 53,741 sq ft | 3,934 sq m to 4,992 sq m |

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

## KEY FEATURES

- OFFICES  
6,108 sq ft office space
- 5 level access doors
- 12.5m clear internal height
- 11,391 sq ft mezzanine floor
- 1.721 acres (0.696 ha)
- Up to 24.2m yard depth
- Newly refurbished
- Car parking
- Secure yard
- Optimising natural light
- Excellent public transport links
- 3.5 miles to The City

## The specification

**12.5m**  
clear internal  
height



**12.5m**  
Clear internal height



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

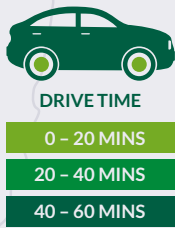
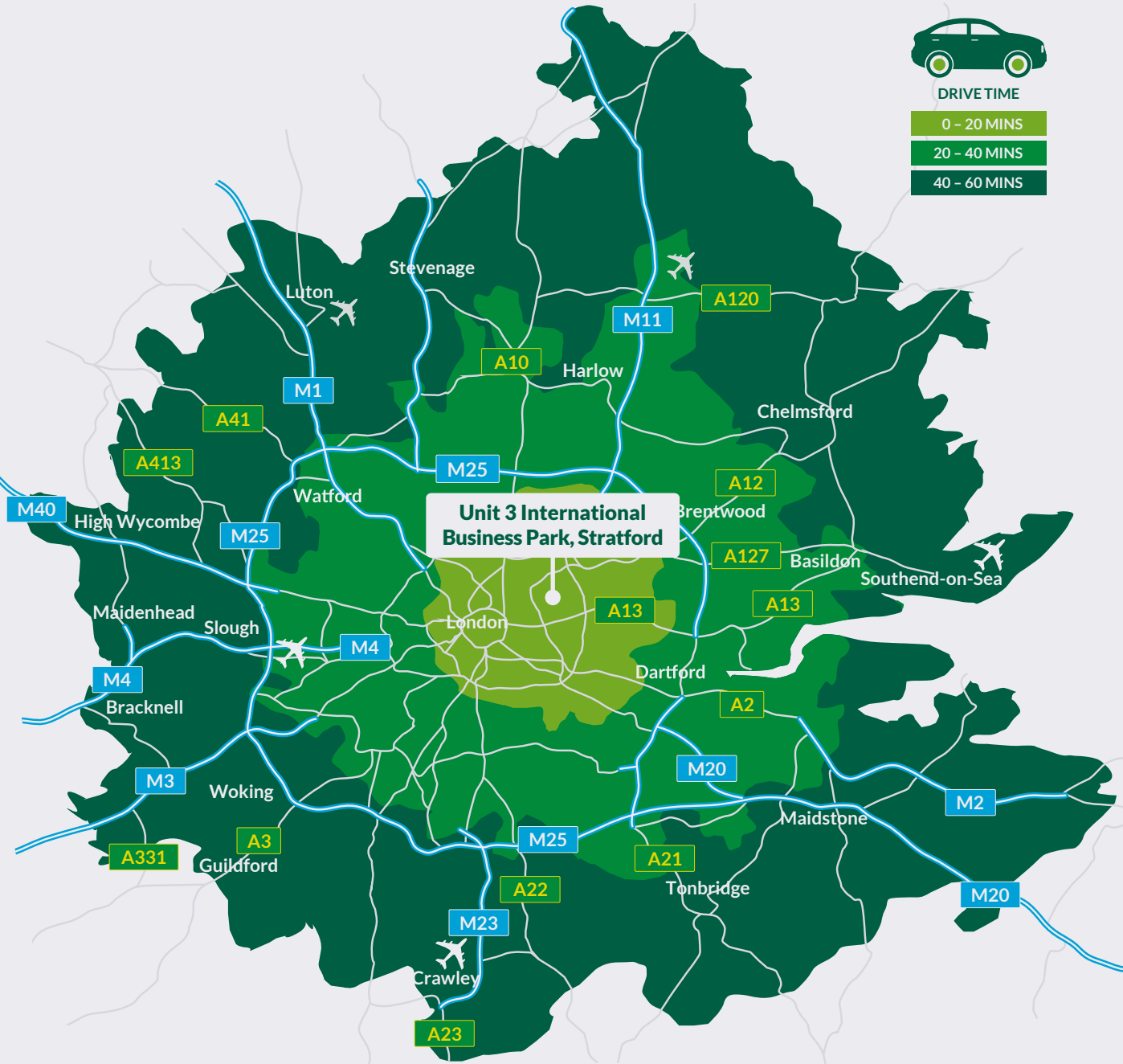


The location

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 |

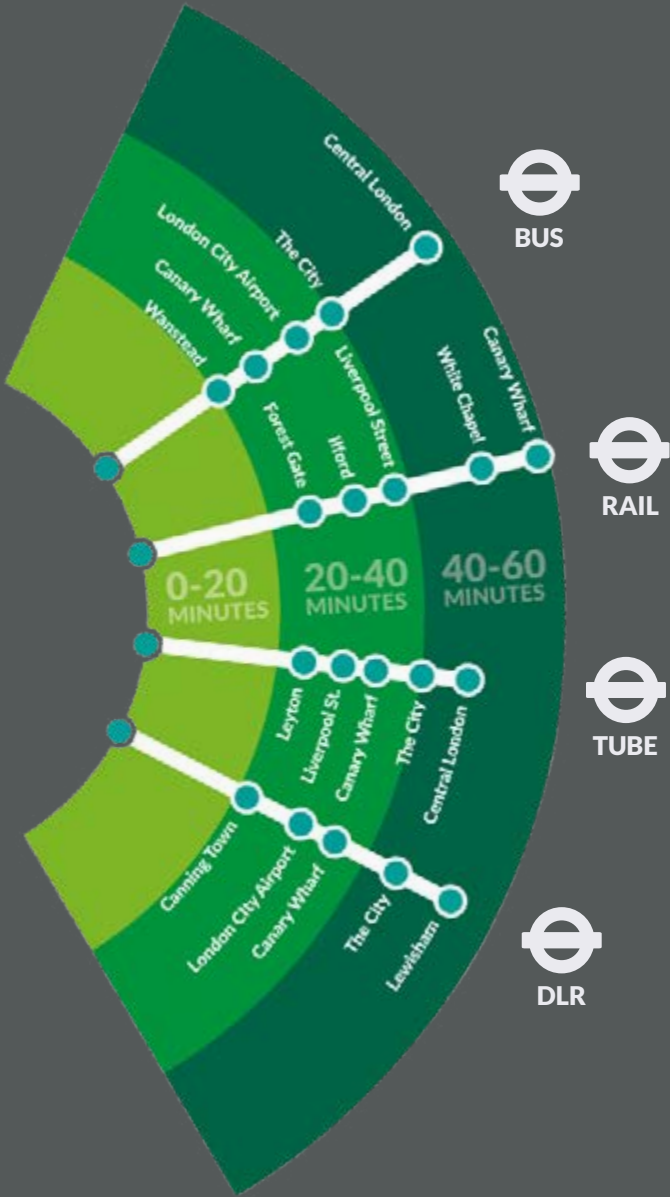


An established location

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

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit [www.aresmgmt.com](http://www.aresmgmt.com)**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to [eu.glp.com](http://eu.glp.com)**



**10.3 million sq m  
operating portfolio**



**>10 million sq m  
development in 35 years**



**1.3 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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Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com



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## Unit 3 International Business Park, Stratford



For the latest news and onsite progress visit

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



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