

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



GLP

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

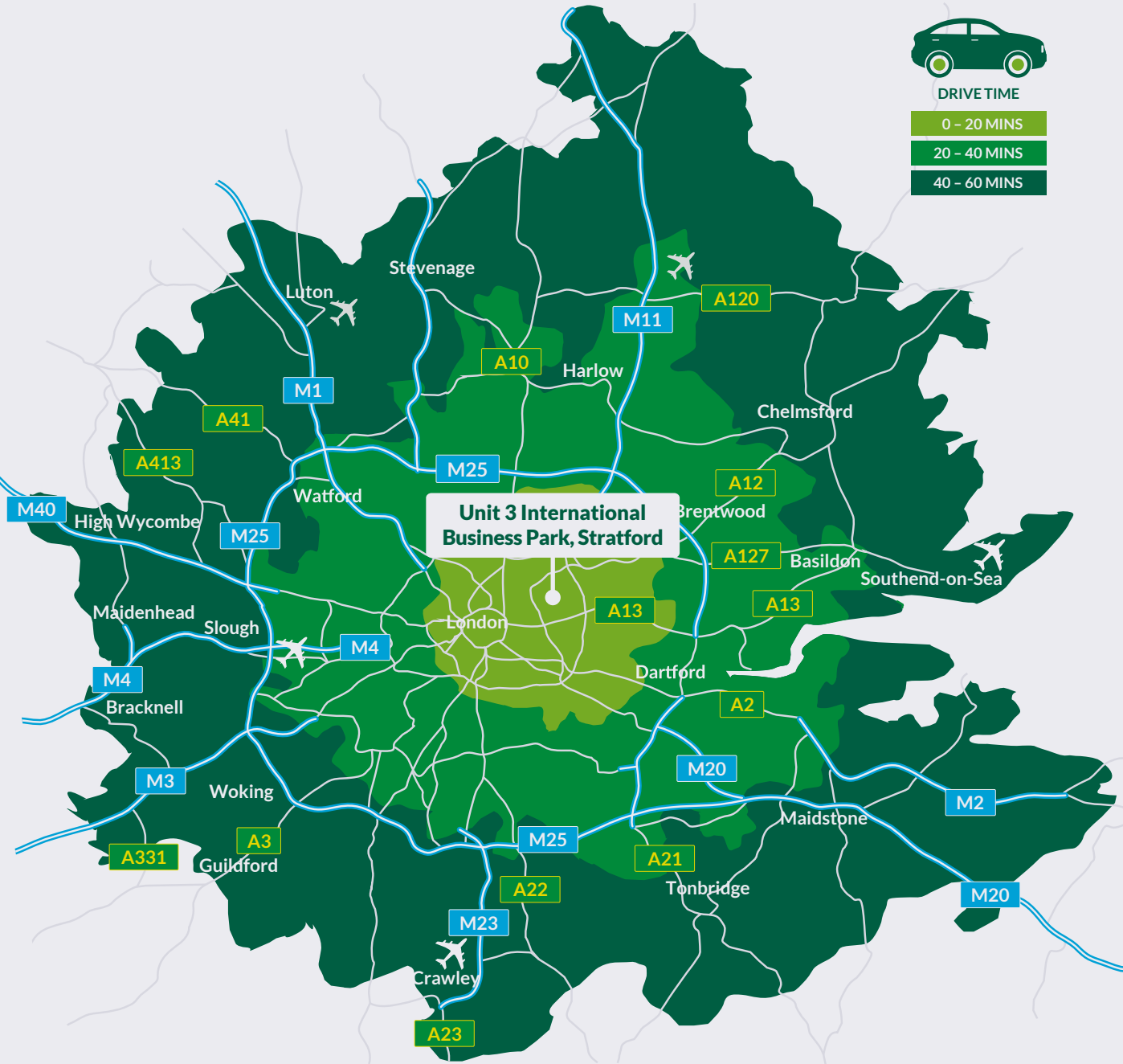


The location

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**

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**



**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:



Olivia Hinds
Development Director, GLP

ohinds@aresmgmt.com
 +44 (0)7785 905 038

Spencer Alderton
Development Manager, GLP

salderton@aresmgmt.com
 +44 (0)7799 340 868

London office
50 New Bond Street
London W1S 1BJ

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. July 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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



eu.glp.com



Richard Harman
 richard.harman@dtre.com
 +44 (0)7776 200 143

Rob Cohu
 rob.cohu@dtre.com
 +44 (0)7860 659 043

Hugh Stanton
 hugh.stanton@dtre.com
 +44 (0)7730 357 434



Natasha Ryan
 natasha.ryan@savills.com
 +44 (0)7812 760 310

Toby Green
 TGreen@savills.com
 +44 (0)7870 555 716

Nick Steens
 nick.steens@savills.com
 +44 (0)7816 184 193

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/>



E15 2GN

Unit 3
International Business Park, Stratford
11 Rick Roberts Way
Stratford
London E15 2GN



short.medium.loops
London, UK