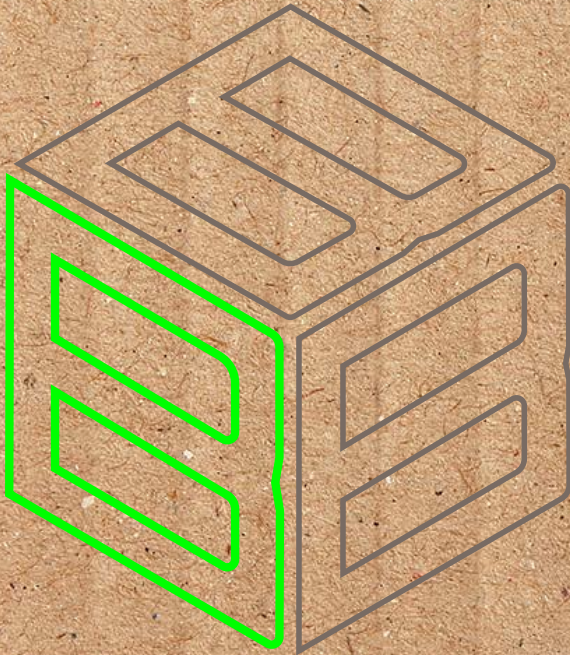


TO LET



BIG
BOX
BOW®

ZONE



Unit A Prologis Park
Twelvetrees Crescent
Bromley-by-Bow
London
E3 3TT



BIG BOX BOW - BROMLEY BY BOW

212,962 SQ FT

THE ULTIMATE LAST MILE LOGISTICS LOCATION

BIG BOX BOW





THE OPPORTUNITY

UNRIVALLED 'BIG-BOX' LOGISTICS IN ZONE 2 INNER LONDON. MODERN, HIGH QUALITY CONSTRUCTION WITH EXTENSIVE FIT-OUT OPPORTUNITIES – REPRESENTING A UNIQUE AND RARELY AVAILABLE PRODUCT CATERING TO A WIDE VARIETY OF OCCUPIERS. WITH A VERY LOW SITE DENSITY, ALLOWING LARGE VEHICLE LOADING AND MANOEUVRING INCLUDING 360 CIRCULATION, THE SITE'S SCALE, SPECIFICATION AND LOCATION MAKE IT THE IDEAL DISTRIBUTION CENTRE FOR NATIONAL, INTERNATIONAL AND REGIONAL OCCUPIER LOGISTICS NETWORKS.



LABOUR & DEMOGRAPHICS

LOCATED IN AN INNER EAST LONDON SUBURB PROVIDING UNRIVALLED ACCESS TO THE NATION'S CAPITAL AND WIDER NATIONAL LOGISTICS NETWORK. THE BOROUGH HAS EXPERIENCED LARGE-SCALE REGENERATION IN RECENT YEARS THAT HAS SIGNIFICANT IMPROVEMENTS IN THE QUALITY OF THE ENVIRONMENT BENEFITING ITS RESIDENTS, TRANSIENT WORKFORCE AND BUSINESSES.

THE PROPERTY IS LOCATED IN BROMLEY-BY-BOW IN EAST LONDON. BROMLEY-BY-BOW IS SITUATED TO THE EAST OF THE CITY OF LONDON, APPROXIMATELY 0.5 MILE NORTH EAST OF CANARY WHARF AND ONLY ONE MILE SOUTH OF THE OLYMPIC ZONE IN STRATFORD.



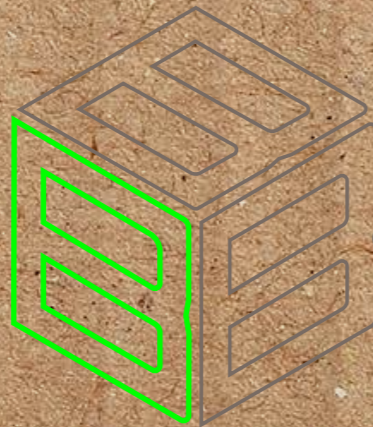
HOME TO ONE OF THE FASTEST GROWING, YOUNGEST, AND MOST DIVERSE POPULATIONS IN THE UK.



TWO THIRDS OF TOWER HAMLETS WORKING AGE POPULATION WERE IN EMPLOYMENT - 67%



IN 2017, TOWER HAMLETS HAD A TOTAL ECONOMIC OUTPUT, OR GROSS VALUE ADDED, OF AROUND £29.7 BILLION - HIGHER THAN ANY OF THE CORE UK CITIES OUTSIDE OF LONDON.



FASTER GROWING ECONOMY THAN GREATER LONDON AND THE WIDER UK.



MOST JOBS (86%) ARE FILLED BY NON-RESIDENTS.



HIGHER AVERAGE SPEED ON LOCALLY CONTROLLED 'A' ROADS (12.9 MPH) COMPARED TO THE AVERAGE FOR INNER LONDON (11 MPH).





SPECIFICATION



16 DOCK LEVEL
LOADING DOORS



6 LEVEL
LOADING DOORS



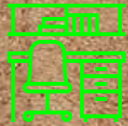
11.2M
CLEAR HEIGHT



CURRENT SUPPLY
AGREEMENT OF 1200KVA



12M
EAVES HEIGHT



MODERN OFFICE
ACCOMMODATION



SUSPENDED CEILING/
RAISED FLOOR



ATRIUM/
RECEPTION AREA



CANTEEN/
KITCHEN



VERY LOW BUILD
SITE DENSITY



SECURE SELF
CONTAINED SITE



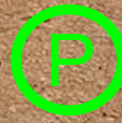
QUALITY LANDSCAPED
ENVIRONMENT



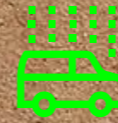
FULL CIRCULATION
ACCESS ROAD



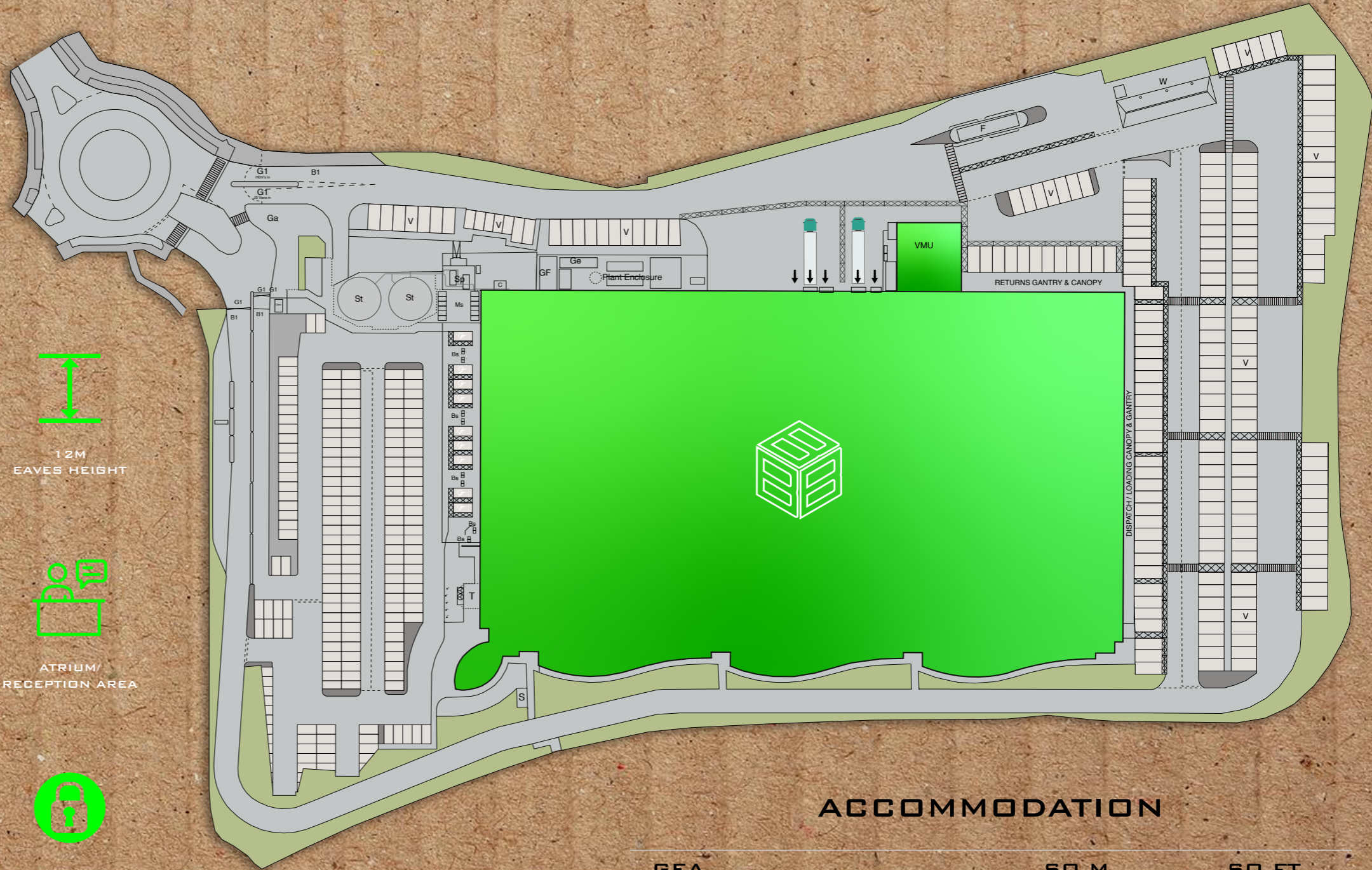
54M YARD AT
WIDEST POINT



165 CAR PARKING SPACES/
GENEROUS HGV PARKING



VEHICLE
WASH



ACCOMMODATION

GEA	SQ M	SQ FT
GROUND FLOOR	15,382.77	165,579
FIRST FLOOR	2,509.86	27,016
PLANT FLOOR	1,853.68	19,953
GATEHOUSE	38.52	415
TOTAL	19,784.83M2	212,962FT2

INNER LONDON LOCATION

ZONE 2



CODY DOCK

amazon

CEMEX

CROWN RECORDS MANAGEMENT

LAND-ROVER

Bywaters recycling made easy

Menzies DISTRIBUTION

TESCO

Greencore

DHL

eurocell

mothercare

Royal Mail

TOOLSTATION

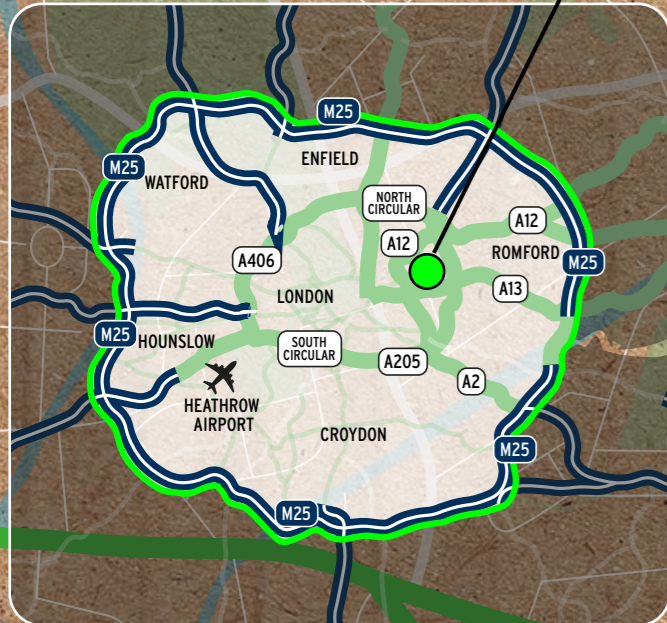
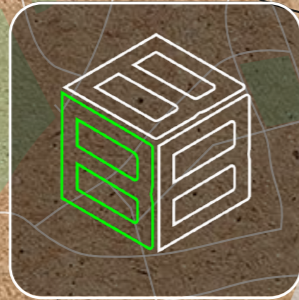
SCREWFIX

A12

A12 - 2 MINS

A13

DISTANCES AND DRIVE TIMES



VEHICLE DRIVE TIMES		
PLACES	DISTANCE	DRIVE TIME
NORTH CIRCULAR	4 MILES	12 MINS
LONDON CITY AIRPORT	4 MILES	15 MINS
WEST END	8 MILES	34 MINS
M25 JUNCTION 30	13 MILES	22 MINS
TILBURY	21 MILES	34 MINS
HEATHROW AIRPORT	24 MILES	1 HR 12 MINS
LONDON STANSTED AIRPORT	30 MILES	34 MINS
LONDON GATWICK AIRPORT	36 MILES	1 HR 3 MINS





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