



CIRCULAR POINT

3 Modern Urban Logistics Units,
with Secure Self-Contained Yard
& Office Space



Units A1-A3 comprise modern single storey logistics units of steel portal frame construction, with integral first floor office accommodation.



A secure gated and fenced loading yard is to the front, providing ample servicing and parking.

 **HOWDENS**
MagnetHighams
Park Station**TESCO****KESSLERS**
LONDON**A406**
0.8 Miles**B160****B160**

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HIGHAMS PARK • CHINGFORD • LONDON E4 9JD

A1**A2****A3**

The units are located within the Circular Point warehouse scheme, fronting Hickman Avenue, a short distance from Highams Park rail station. The area is a busy commercial area with a Tesco superstore situated close by, together with numerous other retail facilities. National operators in the locality include Screwfix, Argos, Howdens, Magnet and Shurgard Self-Storage.

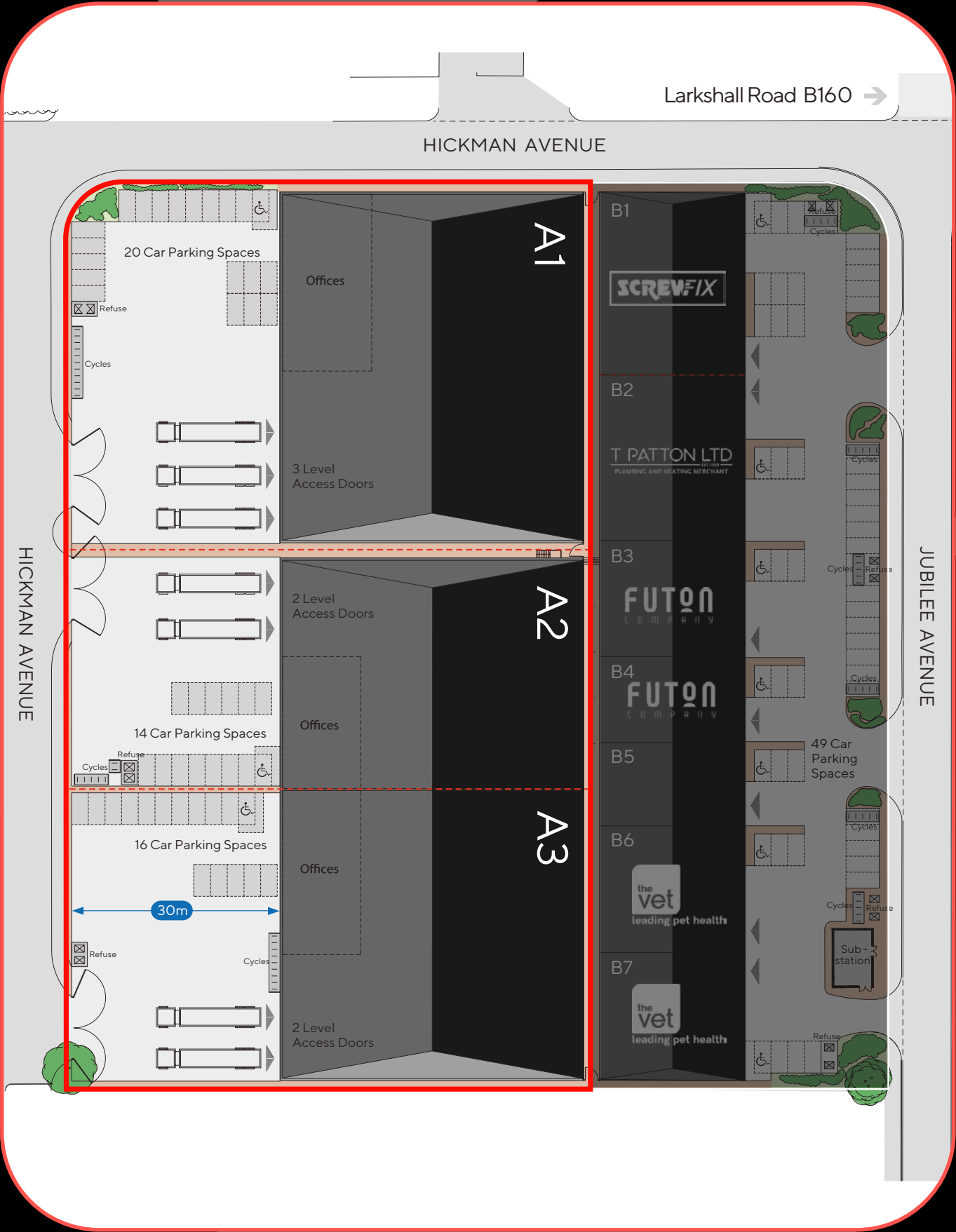


Built Around Operational Efficiency

UNIT A1	Area Sq M (GEA)	Area Sq Ft (GEA)	Loading Doors	Car Parking Spaces
First Floor Office	349.1	3,758	-	-
Ground Floor Office	37.7	406	-	-
Warehouse	2,281.3	24,556	-	-
Unit A1 Total	2,668.1	28,720	3	20

UNIT A2	Area Sq M (GEA)	Area Sq Ft (GEA)	Loading Doors	Car Parking Spaces
First Floor Office	226.1	2,434	-	-
Ground Floor Office	77.8	837	-	-
Warehouse	1,451.4	15,623	-	-
Unit A2 Total	1,755.3	18,894	2	14

UNIT A3	Area Sq M (GEA)	Area Sq Ft (GEA)	Loading Doors	Car Parking Spaces
First Floor Office	286.2	3,081	-	-
Ground Floor Office	168.6	1,815	-	-
Warehouse	1,759.3	18,937	-	-
Unit A3 Total	2,214.1	23,833	2	16



Modern Logistics Units with Flexible Configuration

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35KN/M2
Floor Loading



Generous
Parking



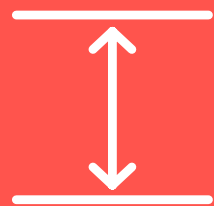
PV Panels
to the Roof



6 Min Walk to Highams
Park Station



Self-Contained 30m
Depth Loading Yards



Minimum Clear Eaves
Height of 8m



7 Fully Electric New
Level Loading Doors



Extensively
Refurbished

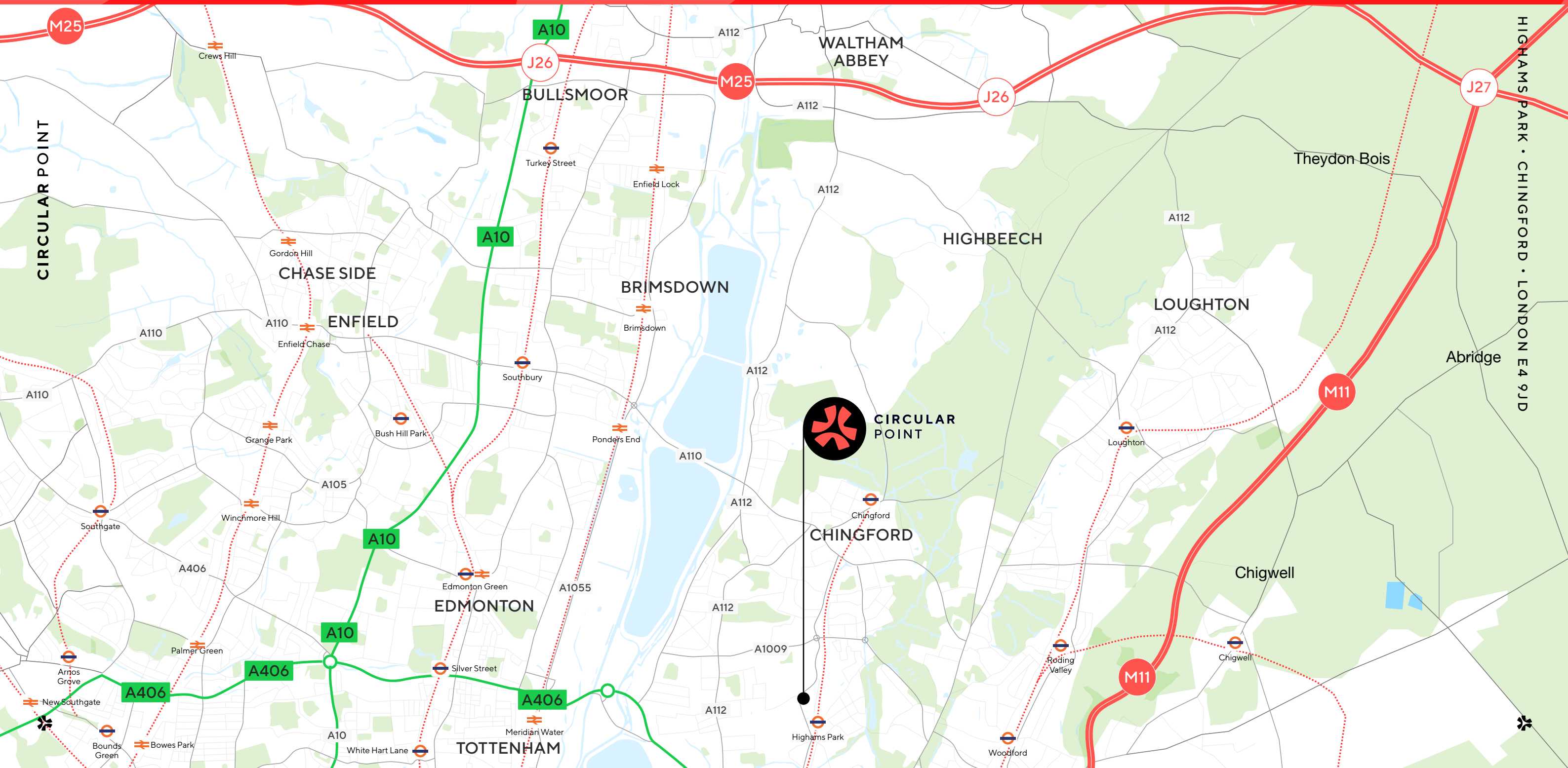
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LOCATION & CONNECTIVITY

Highams Park is an established commercial centre situated within north-east London, located on the B160. Circular Point is within a short walk of Highams Park rail station, which provides regular Overground services into London Liverpool Street, (journey time: 22 mins). The A406 is to the south and provides access on to the M11 motorway to the east and the A10 and M1 to the west.

TRAVEL DISTANCES	DISTANCE
Highams Park Rail Station	0.1 Miles
A406 (North Circular Road)	0.8 Miles
A406/M11 (Junction 4)	2.0 Miles
M25 (Junction 25)	7.0 Miles
City of London	10 Miles





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TERMS

The units are available by way of new long-term lease. Full terms and rent available upon application.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority to ascertain the rates payable for the current financial year.

EPC

New EPC available upon request.



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