

Beckton E6 6LA

# Beckton Retail Park

Full Open A1 planning (including food) | Opportunities from 697 sq m (7,500 sq ft) to 6,500 sq m (70,000 sq ft)

New letting to **home bargains** of 25,000 sq ft



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SMART<sup>4</sup>  
REAL ESTATE CONSULTANCY



Beckton Retail Park  
Beckton

Open A1 planning (including food)





Catchment of over 342,000 within 20 minutes





Units from 10,000 sq ft to 65,363 sq ft



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## Location

Beckton Retail Park is located on Woolwich Manor Way, the A117 at to the intersection with the A13, which in turn leads to the A406 North Circular Road. Woolwich Manor Way leads to Beckton DLR station, whilst opposite Beckton Retail Park is an Asda Supermarket and filling station. There is a pedestrian link directly from the Asda roundabout into Beckton Retail Park.

Other nearby occupiers include a Lidl, Premier Travel Inn, Brewers Fayre restaurant and the University of East London, Docklands campus. The university continues to expand as part of the £110M development programme, with the latest phase being the inclusion of new student accommodation.

## Situation & Planning

Beckton Retail Park is an established out of town retail location, anchored by Matalan. Other occupiers include Dreams, Lituanica, Carpets 4 Less, Poundstretcher and Family Bargains. Home Bargains have acquired a new 25,000 sq ft store to open early 2013.

The scheme benefits from an unrestricted A1 consent, including the sale of food. The available accommodation has the flexibility of being occupied as a whole, or sub-divided to suit individual retailer's requirements.

In total, the retail park provides a critical mass of 199,000 sq ft together with 515 car parking spaces.

## Accommodation

There are various opportunities available, from 7,500 sq ft. Please contact us to discuss in detail.

## Terms

The premises are available to let on the basis of a new 15 year, effectively full repairing and insuring lease, on terms to be agreed.

## Rates

The premises have yet to be assessed for rating purposes in respect of a potential sub-division.

Subject to Contract and Exclusive of VAT.



For further information or to arrange an inspection, please contact:

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