

Mint Business Park

Butcher's Road, Canning Town, E16 1PW

Warehouse | 7,023 ft²



Refurbishment
finishing Q2 2025



Three phase power



Close to Canning
Town



8m clear heights

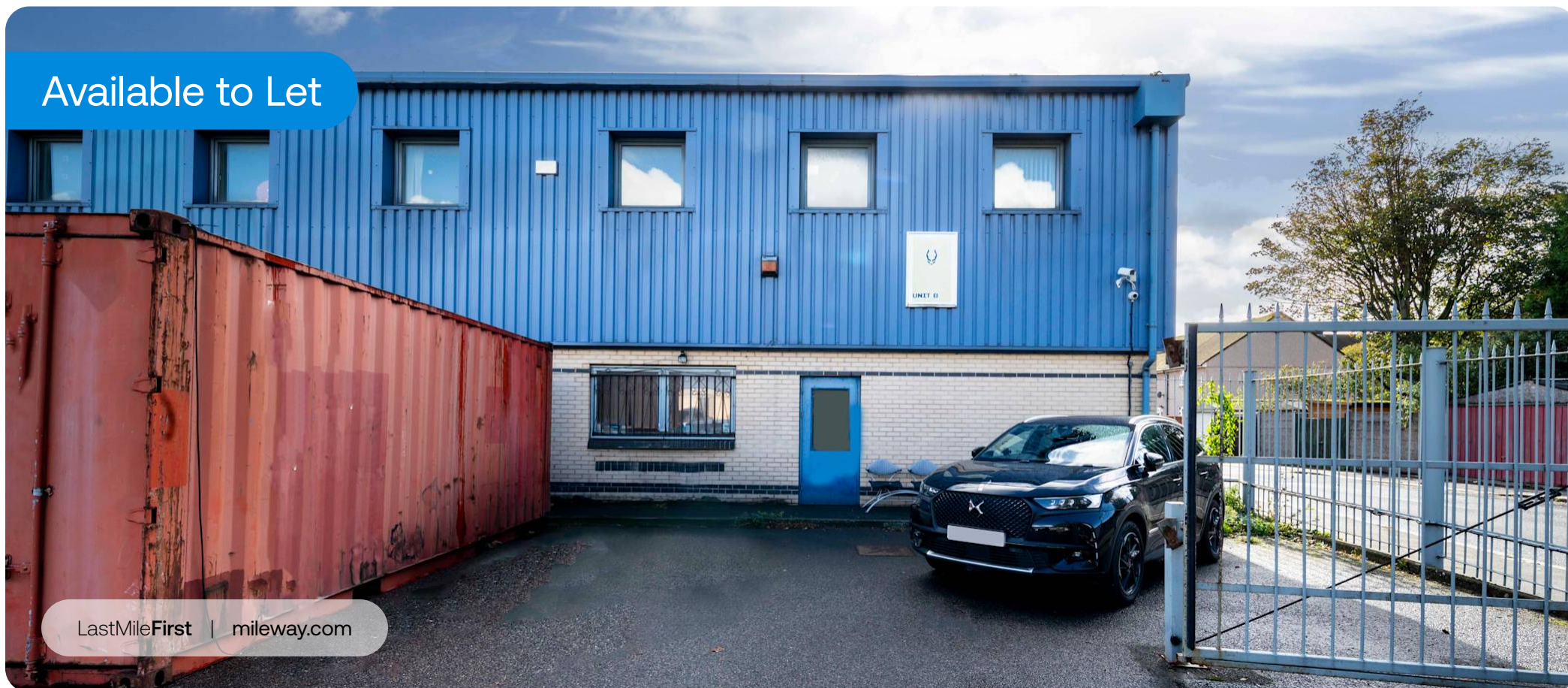


Ample car parking

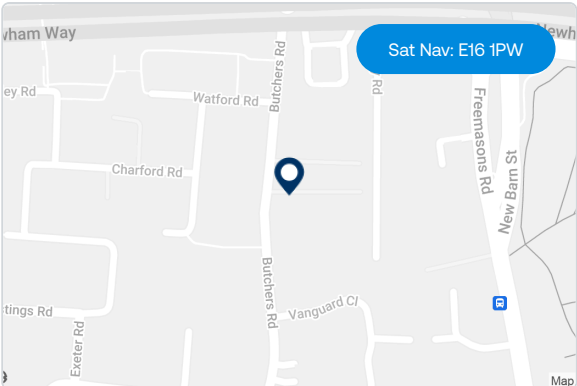


Roller shutter door

Available to Let



LastMileFirst | mileway.com



Description

The accommodation comprises a terraced unit of steel frame construction with brick elevations and a generous eaves height of 8m under a pitched roof. The property has a mezzanine office floor over part of it with the remainder open to the eaves.

Location

Butchers Road is situated just north of the ExCel London in Canning Town, East London. The estate provides access to the A113 which, following West feeds directly into Central London & West to Junction 31 of the M25.

Further information

EPC
C
Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Gregory Giessen
Mileway
southeast@mileway.com
0203 991 3516

Jeffrey Prempeh
JLL
Jeffrey.prempeh@jll.com
07768 236337

Will Fennell
Montagu Evans
will.fennell@montagu-evans.co.uk
07818 538 230

Madeleine Johnson
JLL
Madeleine.Johnson@jll.com
07752 466960



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit B	Warehouse	7,023	Under offer
Total		7,023	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway