

# TO LET

GEMINI ONE,  
GEMINI BUSINESS  
PARK, HORNET  
WAY, BECKTON,  
LONDON  
E6 7FF

**10,135** sq ft  
**941.54** sq m

- Available on Flexible Terms To Suit
- Suites from 2,500 - 10,000 available
- Comfort cooling/heating system
- Raised Floors

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**Carter Jonas**



## LOCATION

The property is located on Gemini Business Park at the heart of the London Thames Gateway regeneration corridor within the London Borough of Newham.

The property is situated with excellent road links from the estate via the A1020, providing access into Docklands and in turn immediately on the North Circular Road (A406) which links to the A13 to the M25 Junction 30/31 approximately 8.0 miles to the east of the site. Rail facilities include Gallions Reach station on the DLR line in addition to the Barking mainline station both located within close proximity.

## DESCRIPTION

Gemini One, constructed in 2007, are good quality offices situated on the first floor above occupied warehouse space. The offices have their own separate access via a staircase from the communal lobby.

Specification includes fully carpeted, recessed lighting, suspended ceilings and raised floors.

The floor to ceiling height is 2.62m and it largely open plan, with a number of partitioned meeting rooms which can be reconfigured to suit.

The demise has a 'B' EPC rating.

## ACCOMMODATION

You can only access this first floor office through the main building lobby, which is managed by the head tenant.

The lobby is open from 8.00-19.00 Monday to Friday and 8.00-12.30 Saturday. The office is not accessible on Sundays.

**Name**      **Size**

**Total**      **2,500 - 10,135 sq ft (232.25 - 941.54 sq m)**

## TERMS

Available on flexible terms to suit. The sub lease to be contracted outside the Security of Tenure provision of the Landlord and Tenant Act 1954.

## RENT

We are quoting £15 per sq ft.

## SERVICES/SERVICE CHARGE

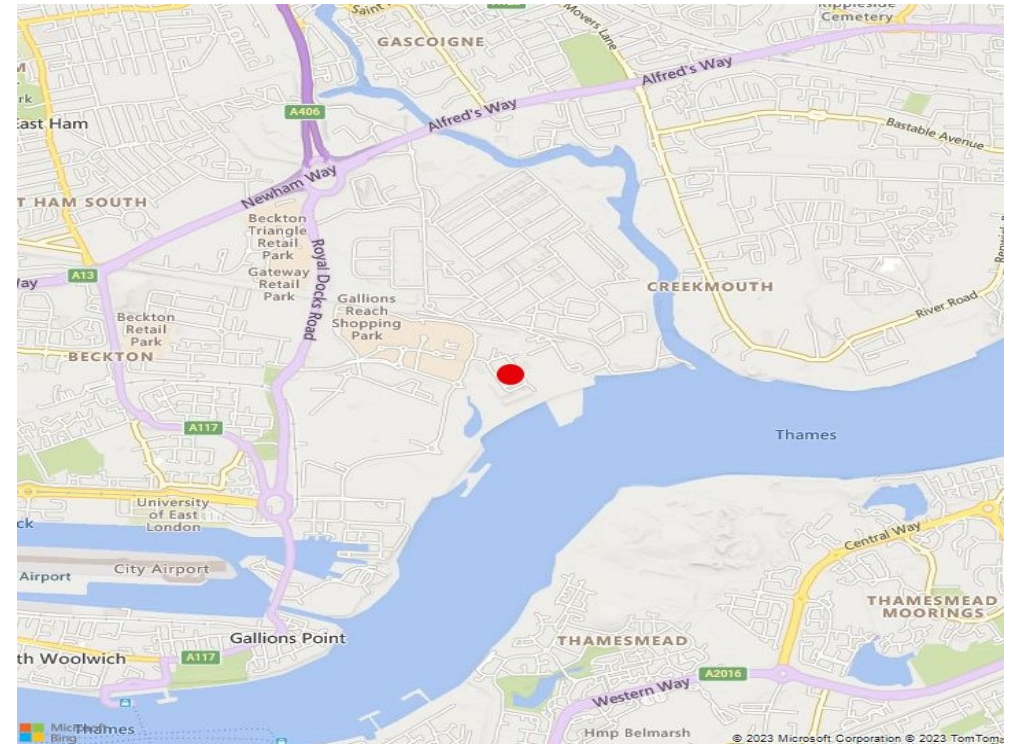
Collective costs available upon request.

## LEGAL COSTS

Each party to cover their own legal costs.

## VIEWING

Strictly by appointment with the sole agents.



## CONTACT

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## IMPORTANT INFORMATION

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