

**New offices  
available  
immediately  
on major new  
business park**

# NorthOne

**From 1,000 sq. ft. to 16,186 sq. ft.**

**50% LET**



NORTHONE AT LONDON GATEWAY LOGISTICS CENTRE,  
NORTH SEA CROSSING, STANFORD-LE-HOPE, ESSEX SS17 9ER

## **NEW OFFICES ON THREE FLOORS TO LET**

- ▶ **GENEROUS PARKING**
- ▶ **EXCELLENT FIBRE CONNECTIVITY**
- ▶ **MODERN BUSINESS PARK**
- ▶ **DIRECT BUS CONNECTION TO STANFORD-LE-HOPE STATION**

[officespace.londongateway.com](http://officespace.londongateway.com)

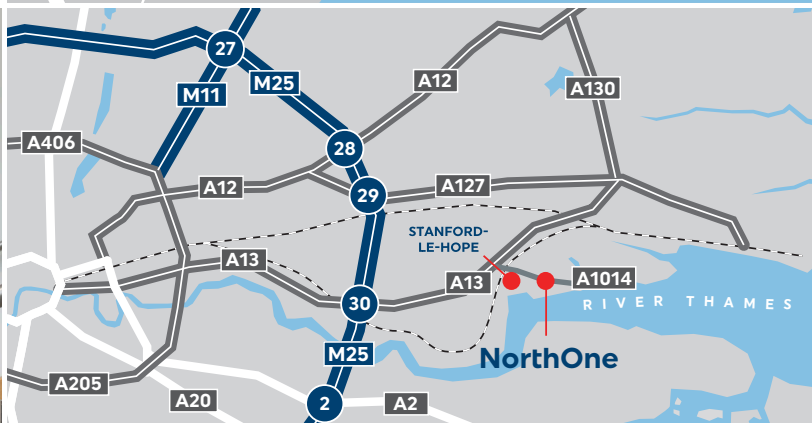
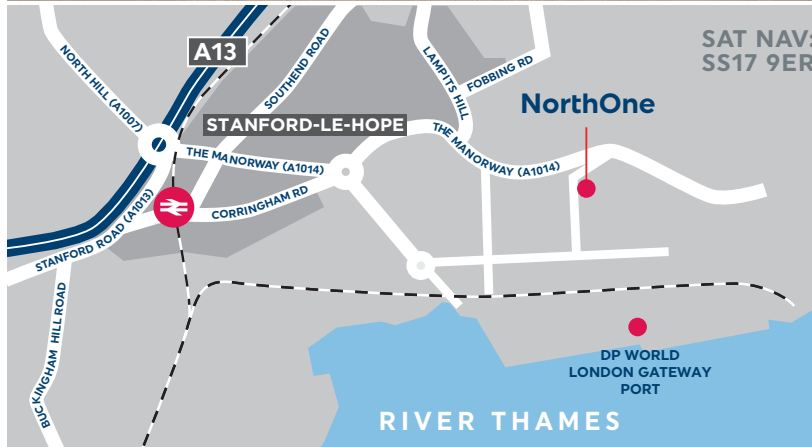
## Location and description

NorthOne is situated within the substantial 560 acre business park of London Gateway within 2 miles of Stanford-le-Hope town centre and the nearby A13. Stanford-le-Hope train station provides regular services to London Fenchurch Street. The A13 connects with the M25 at Junction 30 approximately 10 miles to the west.

The property comprises offices on three floors within the Logistics Centre fitted to a Category A standard and potentially capable of subdivision on a floor-by-floor basis.

## Amenities

- Regular daily bus service connecting with Stanford-le-Hope station
- Park café and amenities
- Estate security



## Specification

- CAT A fit-out
- 48 car parking spaces
- Comfort cooling
- EPC Rating A
- Electric car charging points

## Accommodation

FLOOR	SQ.FT	SQ.M
Ground	5,258	488.5
First	5,464	507.6
Second	5,464	507.6
<b>Total NIA</b>	<b>16,186</b>	<b>1,503.7</b>

## Terms

Available on a new Internal Repairing Lease basis on flexible terms. Rent and service charge on application.

## Road Connections

Location	Distance
M25 J30	10 miles
M11 J6	27 miles
A13	2 miles
Southend Airport	16 miles
London City Airport	24 miles
Stansted Airport	43 Miles
Central London	25 miles
Heathrow Airport	75 Miles



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