

TO LET

Available for immediate occupation

Turnkey Fully Fitted Inner London F&B Production Facility

1C North Crescent
Canning Town, E16 4TG
1,310.7 sq. m / 14,109 sq. ft



This photo has been digitally enhanced

SUMMARY

- TO LET - Price on application.
- Established industrial location within the A406.
- Fully fitted food and beverage production facility.
- Extensive commercial kitchen and food preparation.
- Multiple untested temperature controlled cold rooms, freezer rooms, and blast chill facilities.
- First floor office accommodation.
- Mezzanine storage.
- 1000kg goods lift.
- 440 kVA.
- Full CCTV, access control and alarm system.
- Gas supply (currently disconnected)
- 6m total height.
- Secure, fenced and gated yard with 8 parking spaces.



This photo has been digitally enhanced



LOCATION

The property is situated on the eastern side of North Crescent, forming part of the Cody Road industrial area offering excellent connectivity to the A13, A11, A102 (Blackwall Tunnel), and the A406. The estate also benefits from close proximity to Star Lane DLR station, along with regular bus services operating throughout the area.

TRANSPORT

Rail

Station	Line	Distance
Star Lane	DLR	0.3 miles
Bromley-by-Bow	Circle, Hammersmith & City, District	0.5 miles
West Ham	Jubilee, Circle, Hammersmith & City, District, DLR, C2C	0.8 miles
Canning Town	Jubilee, DLR	1 mile

TRANSPORT

Road

A13 - 0.7 miles

A11 - 3 miles

A102 - 1.5 miles

A406 - 3.8 miles



DESCRIPTION

A rare opportunity to secure a comprehensively fitted food and beverage production facility designed to support high-volume catering, food manufacturing, dark kitchen, distribution and hospitality businesses.

The property comprises a detached light industrial/warehouse unit, currently configured as a commercial food and beverage production facility at ground floor level featuring 9x cold rooms, 5x freezers, and 4x dry stores, with office, meeting, storage and staff welfare accommodation arrange across the mezzanine floor. Loading to the mezzanine level is provided by way of a 1000kg goods lift. Externally, the property benefits from a secure, fenced and gated yard providing 3x service entrances and 8 parking spaces.

ACCOMMODATION

	Sq. M	Sq. ft
Ground floor	687.7	7,402
First floor office	194.5	2,094
Mezzanine	428.5	4,613
Total	1,310.7	14,109

These floor areas are approximate and have been measured on a gross internal area basis



TENURE - The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

VAT - The property has been elected for VAT.

Business Rates - The Rateable Value of the property is as follows:

Rateable Value - £208,000

However, interested parties are advised to confirm any rating liability directly with the Local Authority.

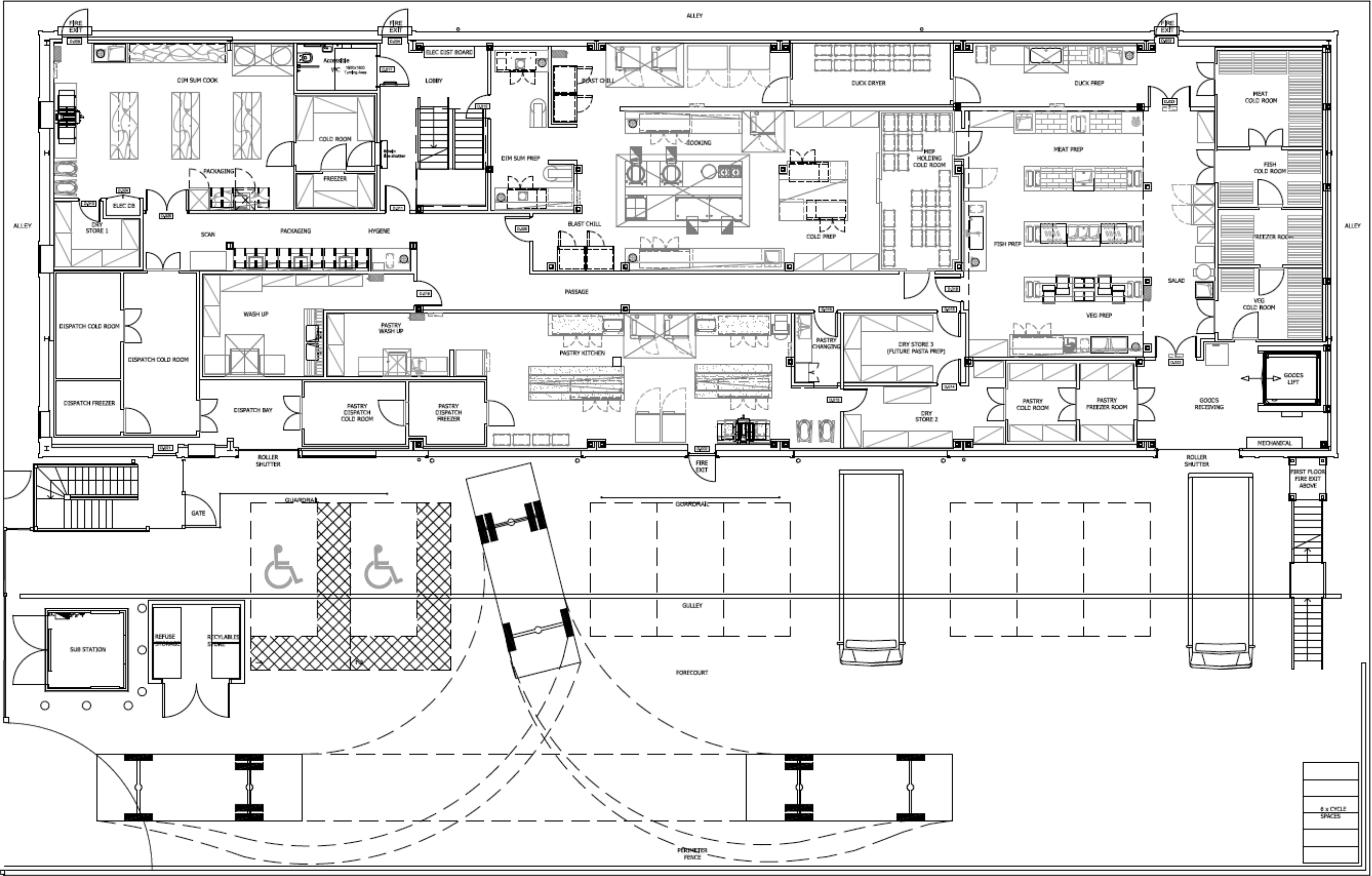
EPC - B49.

Costs - Each party is responsible for their own legal and other professional costs incurred in the transaction.

Administrative Fee - Upon terms being agreed and prior to solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.



FLOOR PLAN - Ground floor

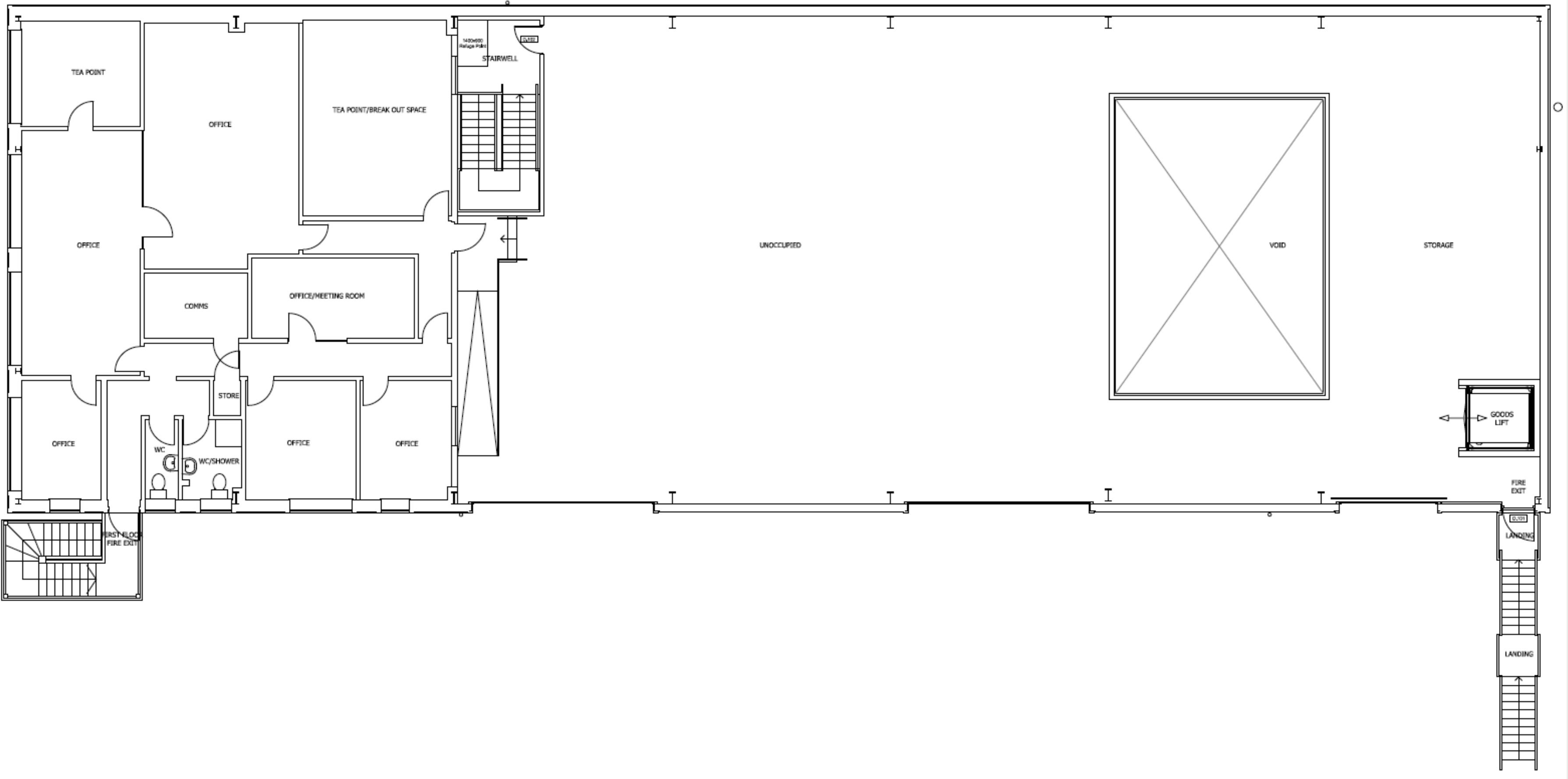


2.4m height to
suspended ceiling

These plans are indicative and have been provided to us by our client

FLOOR PLAN - First floor

4.4m max height 3.6m eaves height



These plans are indicative and have been provided to us by our client

Leon Mehtab MRICS

Director

07707 086 864

leon@eveleon.co.uk



**EVELEON
ASSET MANAGEMENT**

Keiran Conlan

Associate

07969 743 810

Kieran.Conlan@kemsley.com

KEMSLEY^{LLP}
PROPERTY CONSULTANTS

020 7422 6350
www.kemsley.com

Misrepresentation Act 1967. Subject to Contract. No description or information given by Eveleon Asset Management whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation of fact. Neither Eveleon Asset Management (not any joint agents) have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller(s) or lessor(s). These Particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and receipt of the information. The photographs show only certain parts of the property at the time they were taken. Any area measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. These matters must be verified by any intending buyer or lessee. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness. July 2026