

⚡ POWERED FOR SCALE – UP TO 3MVA AVAILABLE

—
READY
Q1 2027
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CANNING WORKS

CANNING TOWN, SOUTH CRESCENT ROAD

TO LET

SUPER PRIME – LAST MILE OPPORTUNITY

NEW HEADQUARTER STYLE INDUSTRIAL / WAREHOUSE DEVELOPMENT

43,659sq.ft SELF CONTAINED UNIT IN ZONE 2.

/// HATCH.SQUAD.SALSA | E16 4TL

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

CANNING WORKS

CANNING TOWN

Industrial & Warehouse Development

Canning Works is a new unique last mile headquarter logistic warehouse delivering 43,659 sq.ft self-contained unit in the heart of Canning Town.

Located within Zone 2, Canning Works is a one of a kind opportunity for any business. With immediate and unrivalled access to The City of London setting us apart as **'Super Prime'**.

The scheme is centrally located and well connected, it's unrivalled in its proximity to the large population of East and Central London and the wider South East. This enables potential occupiers to unlock and access a bigger community, more customers and greater opportunities.

The scheme will be developed to the highest specification and green credentials, including targeting **BREEAM 'Excellent'** and **EPC A+**, which indicate that the buildings will achieve **net zero CO2 emissions** for regulated energy uses.

- 1.5 acre site fully self-contained and secure yard.
- BREEAM 'Excellent'.
- HQ style entrance foyer and fully fitted office space.
- Providing generous yard and both dock and level access loading doors.
- Occupiers benefit directly from photovoltaic panels (PV) on the roof.
- Planning granted for use classes B2, B8, E(g)(iii).
- 1MVA of Power now (Ability to secure 3MVA).





The estate is home to a first class line up of occupiers given the prime location, including the following;

*Indicative CGI



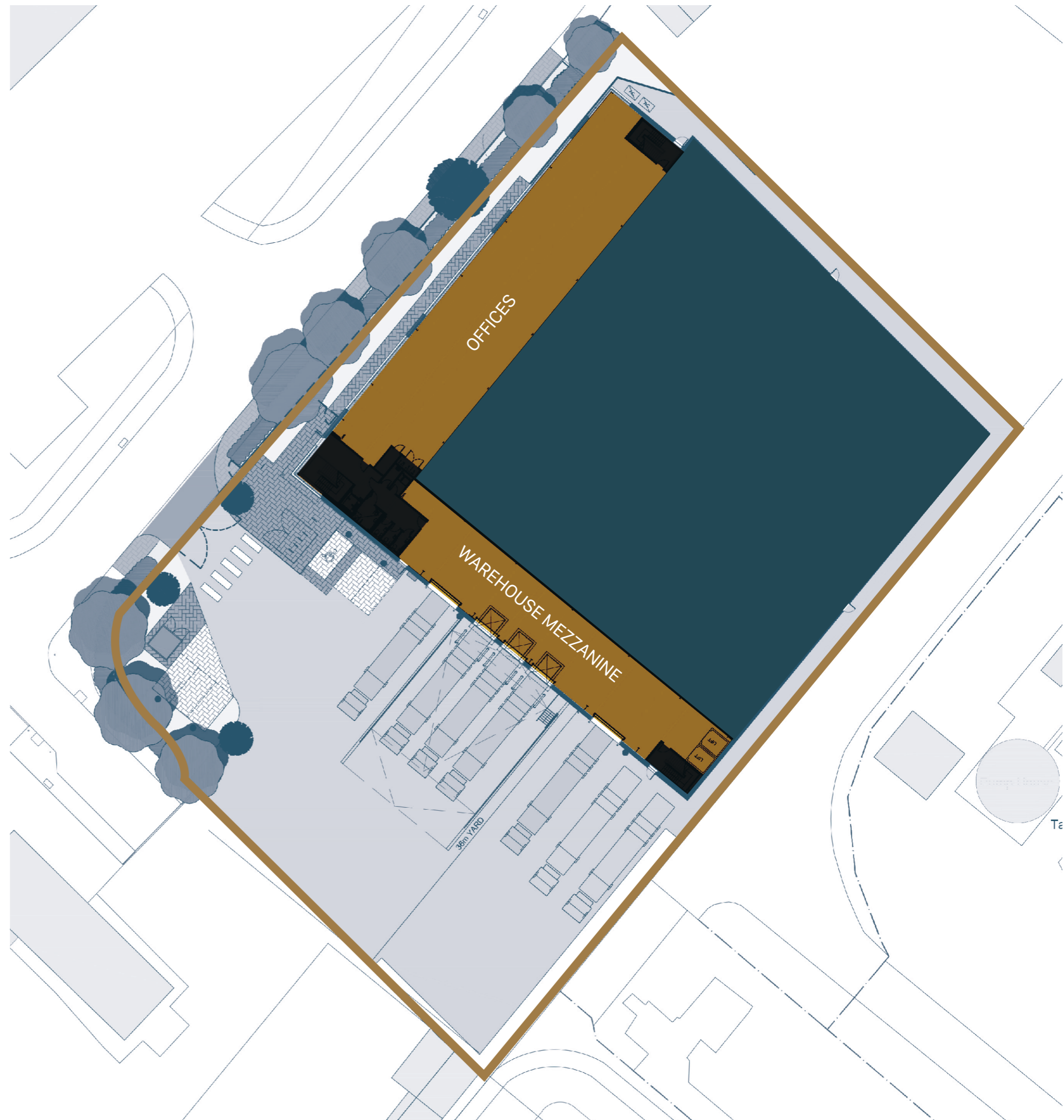
Super Prime Flexible Unit

Innovative, sustainable design
43,659sq.ft self contained unit

SELF-CONTAINED UNIT	TOTAL GEA (Sq Ft)
GROUND FLOOR WAREHOUSE	33,239
FIRST FLOOR	6,351
WAREHOUSE MEZZANINE	4,069
TOTAL	43,659

DOCK LEVEL DOORS	3
ACCESS LEVEL DOORS	2
CLEAR INTERNAL HEIGHT	10.5M
YARD	36M
FLOOR LOADING 50 K/N PER M SQ	
POWER 1MVA (Ability to secure 3MVA)	

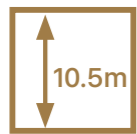
*Areas are stated in GEA



Unique to you Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers;

POWERED
FOR SCALE
UP TO 3MVA
AVAILABLE



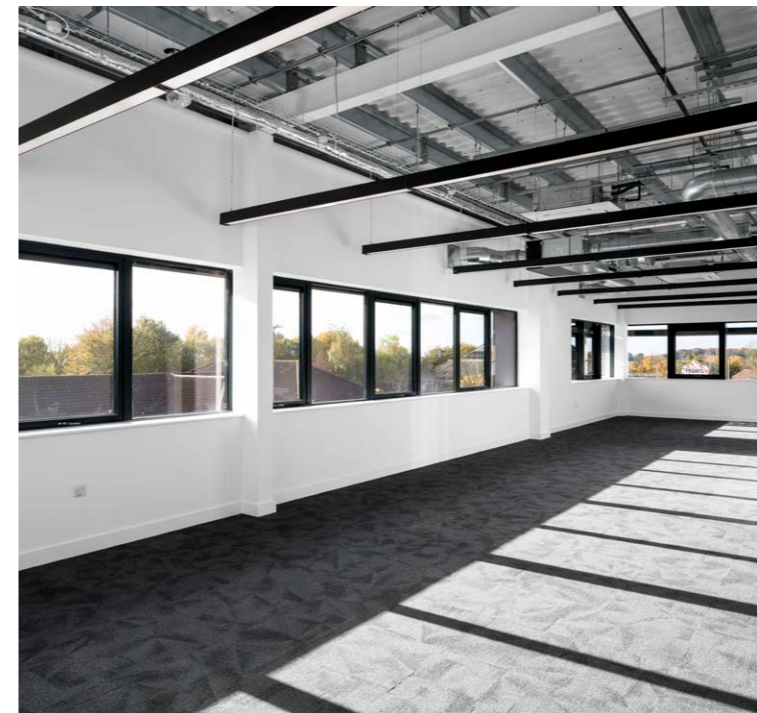
Minimum Clear Internal
Height of 10.5m



50kN/m2 Floor
Loading Capacity



Secure Self
Contained Yard



24Hr Operational
Capabilities



Lift to Offices



Shower
Facilities



Fitted Out First Floor
Offices inc. comfort
cooling and heating



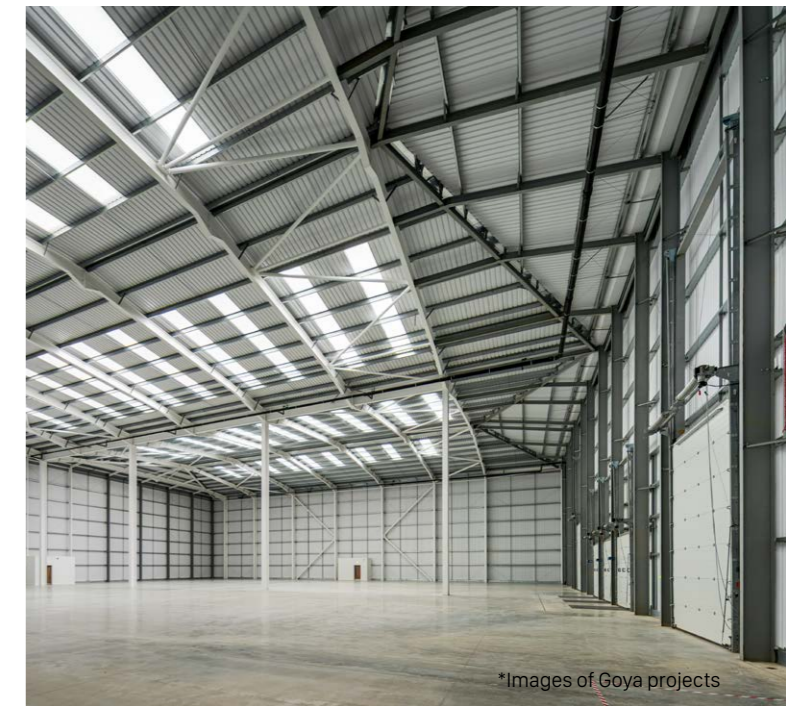
Electric Dock Level (3)
& Level (2) Access Doors



15% Roof Lights to
ensure Natural Light
to Warehouse



1MVA Power
(Ability to upgrade to
3MVA)



Eco-initiatives Sustainable Future

Canning Works provides a highly sustainable warehouse/industrial unit. The scheme presents the opportunity for occupiers to minimise their environmental footprint without compromising on unit specification.

A grid of eight icons representing various sustainable features: a leaf for BREEAM target, trees for EPC A+ target, a car with a plug for electric charging points, solar panels for PV panelling, a house with arrows for heat pumps, a water drop with a gear for water regulation, a recycling symbol for bio-diversity, and a sun with a shield for thermal insulation.

- BREEAM target 'Excellent'
- EPC A+ target
- Electric Car Charging Points
- PV panelling to Roof
- Ground & Air Source Heat Pumps for Office heating/cooling
- Water regulation technology
- Bio-diversity Enhancements
- Thermal insulation and airtightness in excess of Building Regulations

POTENTIAL SAVINGS OF C. £0.89psf PER ANNUM*



The Tenant benefits directly from the free electricity generated from the PV system, this will enable a maximum cost saving per annum if all electricity is used of £31,295 p.a.

*assumption/calculation is based off an assumed rate of £0.28p kW.

*Savings based on the energy saving specification including PV panels and building efficiencies when compared to a 15 year old building of a similar size.

** Indicative CGI

Capacity Efficiency Maximised




MEZZANINE: ABILITY TO PROVIDE FURTHER RACKING AND STORAGE.

WAREHOUSE CUBIC CAPACITY
270,120 ft.3

RACKING LAYOUTS
[DOWNLOAD HERE](#)

Clear internal height
10.5M

PALLET SPACE COMPARISON

10.5m CIH our Unit	you can fit 105 London Buses within the building	
8m CIH	you can fit 77 London Buses within the building	
6m CIH	you can fit 55 London Buses within the building	

Prime Final Mile Connectivity

Canning Works is well connected, with quick access to the A406 and just a short distance from the A10. It offers fast routes into Central London and easy links to the M25, A12 & A13 providing access to Central London and wider East London market. making it ideal for commuting and distribution.



Unrivalled Location

Cody Road, Canning Town, London, E16 4TL

Canning Works offers a prime last mile location, close to Canary Wharf and London City Airport, as well as being bordered by the A12 and A13, connecting it directly to central London.

The location will offer occupiers the ability to minimise travel time and improve STEM mileage to ensure the highest level of logistics efficiency from this location to service London.

ROAD

Route	Distance
A13	1 mile
A12	1.7 miles
Canary Wharf	3.1 miles
Central London	5 miles

TRAIN

Station	Distance
Star Lane Station (DLR)	0.4 miles
Canning Station (Jubilee Underground)	1.1 miles
Canning Station (DLR)	1.1 miles
West Ham Station (DLR)	0.9 miles
West Ham Station (Jubilee Underground)	0.9 miles
West Ham Station (National Rail)	0.9 miles

AIR

Airport	Drive
City Airport	3 miles
London Heathrow	23.4 miles
London Stanstead	34.0 miles
London Gatwick	34.1 miles

PORTS

Destination	Drive
DP World	24.4 miles
Dover	75.0 miles
Felixstowe	88.0 miles

Agents



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