

WHITE HART TRIANGLE



WEST THAMESMEAD LONDON SE28 0GU

**DESIGN & BUILD OPPORTUNITIES
OF UP TO CIRCA 150,000 SQ FT OF
WAREHOUSE AND PRODUCTION
BUILDINGS**

A development by



Tilfen LAND

www.tilfenland.co.uk

www.whiteharttriangle.com



White Hart Triangle

is located in the established West Thamesmead employment area, a popular destination for companies requiring a balance between accessibility to Central London and the M25, as recently endorsed by Iron Mountain with the development of their bespoke 201,000 sq ft document storage facility.



Indicative interior only

Benefits include:



excellent dual carriageway access to **M25 Junction 1a**



only 10 miles from **The City of London** via The Blackwall Tunnel



24 hour security and **CCTV**



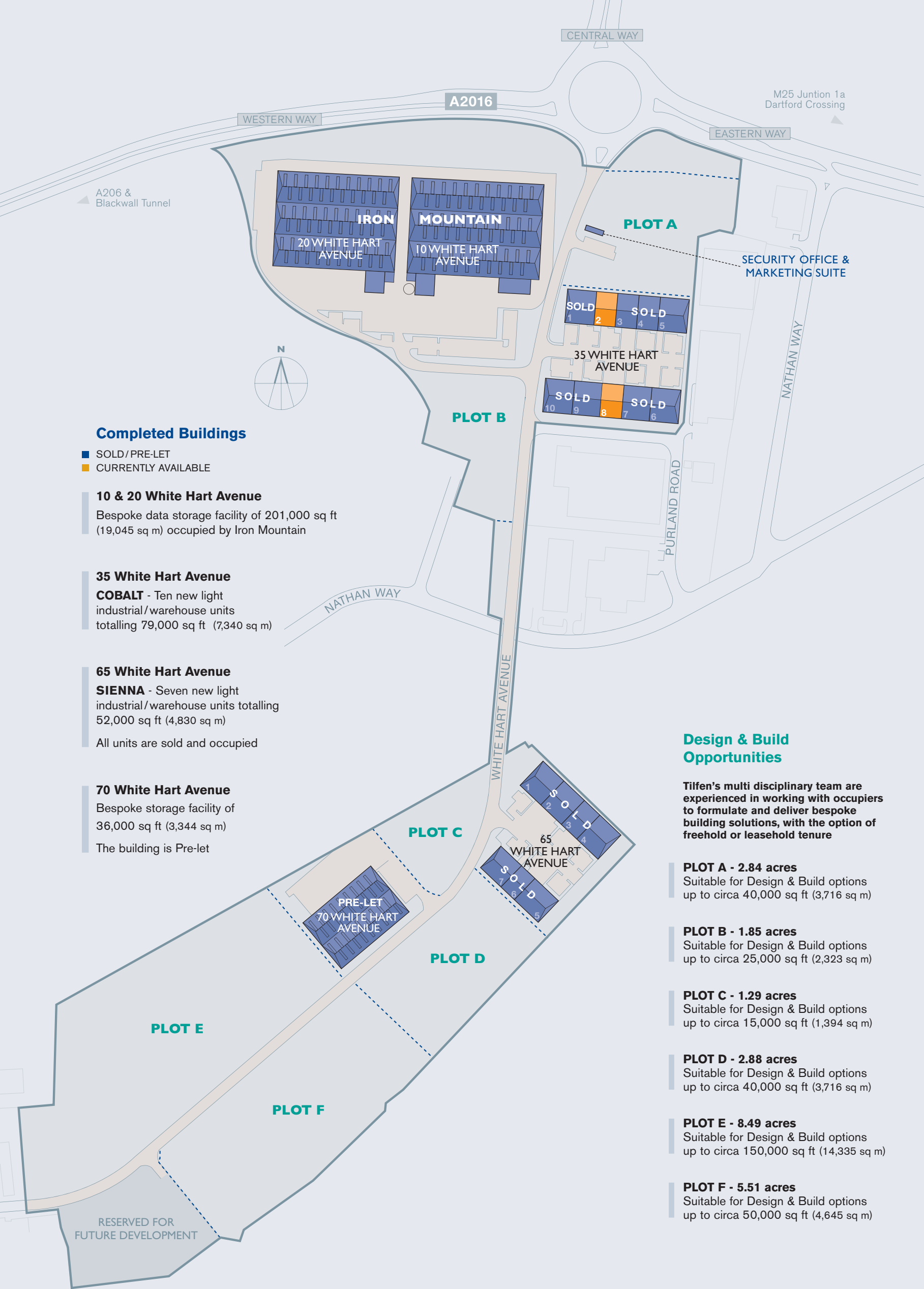
generous **car parking** and **yard areas**



shops and services at **Thamesmead Town Centre**



White Hart Triangle has also seen the successful development and letting of a further 16 light industrial / warehouse units totalling circa 154,000 sq ft.



Completed Buildings

- SOLD/PRE-LET
- CURRENTLY AVAILABLE

10 & 20 White Hart Avenue

Bespoke data storage facility of 201,000 sq ft (19,045 sq m) occupied by Iron Mountain

35 White Hart Avenue

COBALT - Ten new light industrial/warehouse units totalling 79,000 sq ft (7,340 sq m)

65 White Hart Avenue

SIENNA - Seven new light industrial/warehouse units totalling 52,000 sq ft (4,830 sq m)

All units are sold and occupied

70 White Hart Avenue

Bespoke storage facility of 36,000 sq ft (3,344 sq m)

The building is Pre-let

Design & Build Opportunities

Tilfen's multi disciplinary team are experienced in working with occupiers to formulate and deliver bespoke building solutions, with the option of freehold or leasehold tenure

PLOT A - 2.84 acres
Suitable for Design & Build options up to circa 40,000 sq ft (3,716 sq m)

PLOT B - 1.85 acres
Suitable for Design & Build options up to circa 25,000 sq ft (2,323 sq m)

PLOT C - 1.29 acres
Suitable for Design & Build options up to circa 15,000 sq ft (1,394 sq m)

PLOT D - 2.88 acres
Suitable for Design & Build options up to circa 40,000 sq ft (3,716 sq m)

PLOT E - 8.49 acres
Suitable for Design & Build options up to circa 150,000 sq ft (14,335 sq m)

PLOT F - 5.51 acres
Suitable for Design & Build options up to circa 50,000 sq ft (4,645 sq m)

RESERVED FOR FUTURE DEVELOPMENT

WHITE HART TRIANGLE

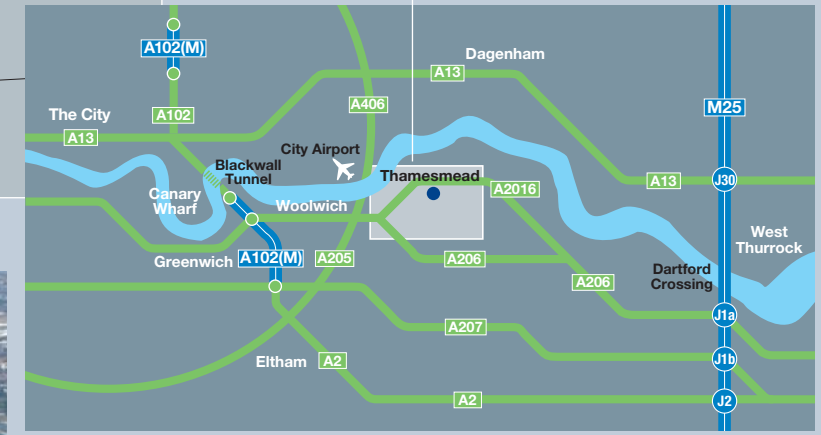
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Drive times

	M25 Junction 1a	22 mins	10 miles
	City Airport	26 mins	4 miles
	Canary Wharf	30 mins	7 miles
	Tower Bridge	39 mins	10 miles
	Stansted Airport	68 mins	35 miles
	Gatwick Airport	73 mins	44 miles
	Heathrow Airport	90 mins	28 miles
	Channel Tunnel	90 mins	64 miles

Source: theaa.com



A development by



in association with

