

Beckton Trade Park

Eastbury Road, Beckton, E6 6LP
///option.frame.artist
dotindustrial.co.uk

Availability ranging from

11,190 - 33,996 sq ft
1,039.6 - 3,158.3 sq m

Undergoing Refurbishment

Industrial / Trade Counter Units
Targeting EPC A
Targeting BREEAM 'Excellent'



Industrial space.
Made better.

Seriously good
industrial space.

Located in East
London.

Make it yours.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.

Made better.



Unit 10 Exterior - Computer Generated Image

Set within an established industrial location, Beckton Trade Park offers a selection of three newly refurbished units ranging from 11,190 to 33,996 sq ft.

With hundreds of new homes planned for the area, demand for last-mile logistics, trade counters and courier businesses is on the up. Almost 4.5 million people live within a 30-minute drive, putting customers, workforce and opportunity firmly within reach.



Unit 12 Exterior - Computer Generated Image



Beckton
Trade
Park

Unit 12

Unit 11

Unit 10

← A406

Hill Croft
Road

Eastbury
Road

A13 →

Popular

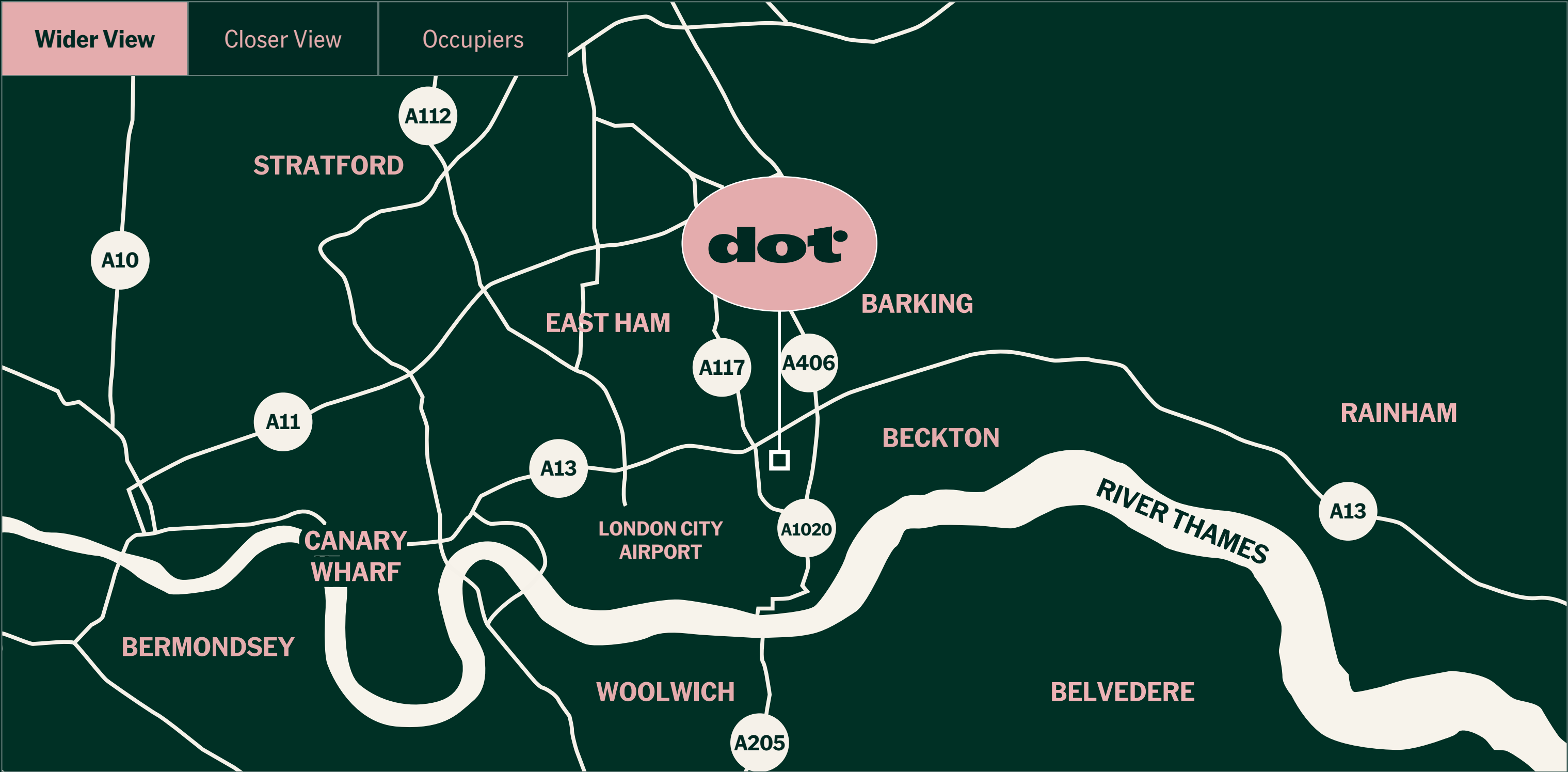


for a reason.

Beckton sits at the centre of one of the UK's largest retail warehousing clusters, with over 730,000 sq ft of food, leisure and retail space nearby.

It's a location that's already proven itself, with occupiers including Howdens, Screwfix and Rexel, plus Sainsbury's, B&Q, Britvic, BSS, Booker, Royal Mail and HSS across neighbouring estates.

Zone in on Central London.



E6 GLP ///option.frame.artist

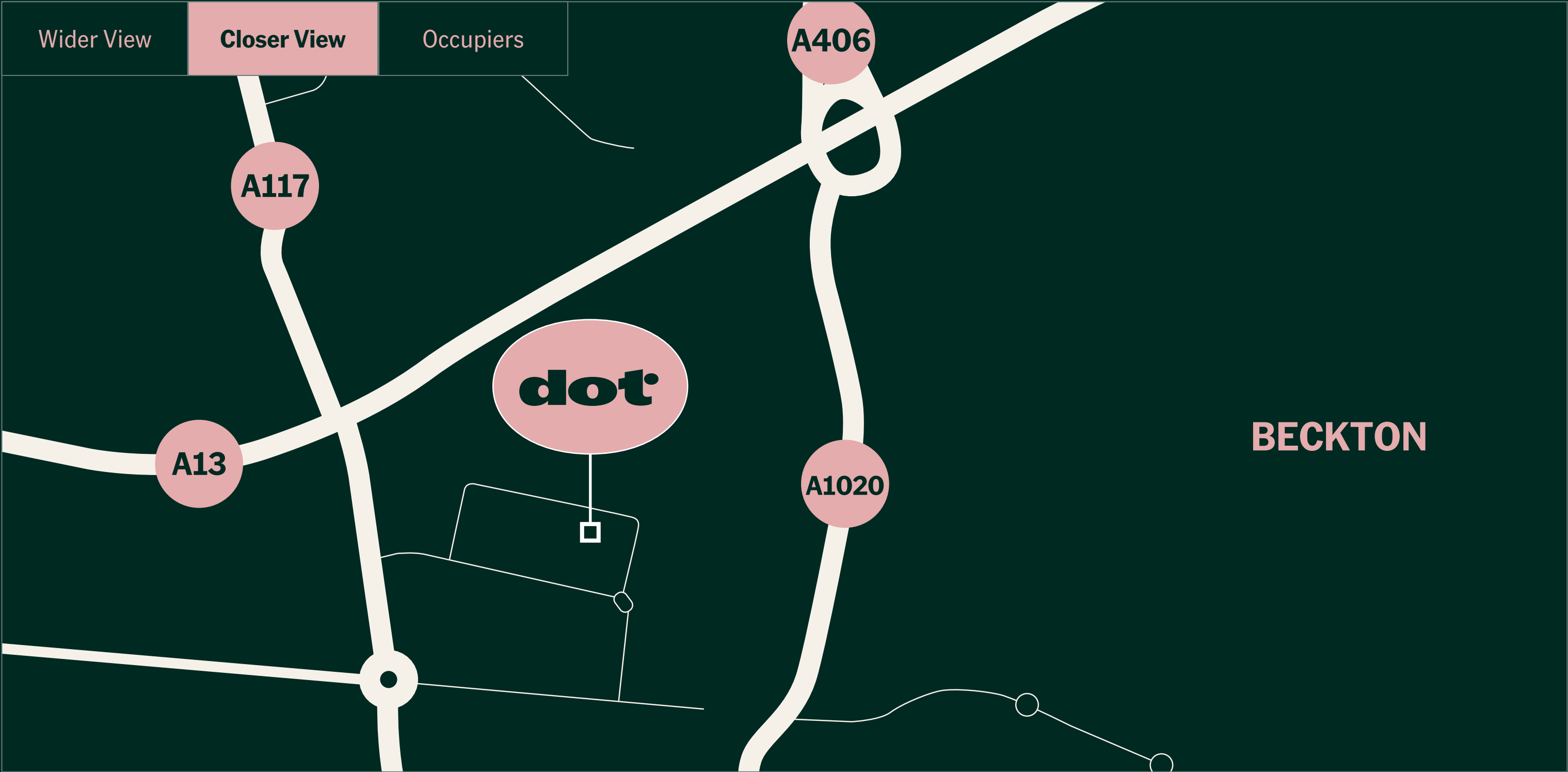
Beckton delivers serious connectivity.

With its Zone 3 location, Central London is on your doorstep, with unrivalled access to the A406 North Circular Road and A13 Interchange. Tilbury Docks and London Gateway Port are also nearby, providing access to the UK’s shipping network.

In terms of transport, Beckton DLR station is a 10-minute walk away, and London City Airport is directly south, ideal for commuting and international business.

Beckton Population Reach	45 Minute Drivetime	8,466,016			Road				Rail & Air		
	30 Minute Drivetime	60 Minute Drivetime	4,400,446			12,396,482					
						A13	0.4 Miles	3 Mins	Beckton  0.7 Miles		
						A406	1.2 Miles	6 Mins	Prince Regent  2.4 Miles		
						M11	6.7 Miles	15 Mins	Canning Town  2.7 Miles		
						M25	11.1 Miles	20 Mins	London City Airport 3.2 Miles		

Zone in on Central London.



E6 6LP ///option.frame.artist

Beckton delivers serious connectivity.

With its Zone 3 location, Central London is on your doorstep, with unrivalled access to the A406 North Circular Road and A13 Interchange. Tilbury Docks and London Gateway Port are also nearby, providing access to the UK’s shipping network.

In terms of transport, Beckton DLR station is a 10-minute walk away, and London City Airport is directly south, ideal for commuting and international business.

Beckton Population Reach	45 Minute Drivetime	8,466,016			Road				Rail & Air		
	30 Minute Drivetime	60 Minute Drivetime				A13	0.4 Miles	3 Mins	Beckton		0.7 Miles
					A406	1.2 Miles	6 Mins	Prince Regent		2.4 Miles	
					M11	6.7 Miles	15 Mins	Canning Town		2.7 Miles	
					M25	11.1 Miles	20 Mins	London City Airport		3.2 Miles	

Zone in on Central London.

Wider View

Closer View

Occupiers

















E6 GLP ///option.frame.artist

Beckton delivers serious connectivity.

With its Zone 3 location, Central London is on your doorstep, with unrivalled access to the A406 North Circular Road and A13 Interchange. Tilbury Docks and London Gateway Port are also nearby, providing access to the UK’s shipping network.

In terms of transport, Beckton DLR station is a 10-minute walk away, and London City Airport is directly south, ideal for commuting and international business.

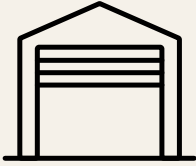
Beckton Population Reach	45 Minute Drivetime		Road			Rail & Air	
	8,466,016		A13	0.4 Miles	3 Mins	Beckton 	0.7 Miles
30 Minute Drivetime	60 Minute Drivetime		A406	1.2 Miles	6 Mins	Prince Regent 	2.4 Miles
	4,400,446		M11	6.7 Miles	15 Mins	Canning Town 	2.7 Miles
	12,396,482		M25	11.1 Miles	20 Mins	London City Airport	3.2 Miles

Less friction. More function.

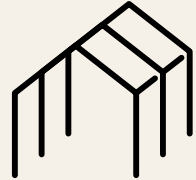
Practical, robust and designed to keep things moving.
The spec here focuses on what really matters day to day.

Accommodation:

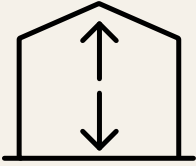
Unit	sq ft	sq m
10	11,371	1,056.4
11	11,190	1,039.6
12	11,435	1,062.3



1x Level Access Loading Door Per Unit



Steel Portal Frame Construction



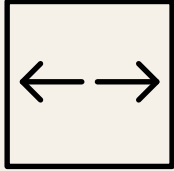
c. 6m Eaves Height



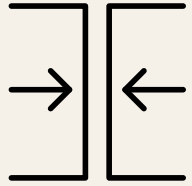
170kVA Power Per Unit



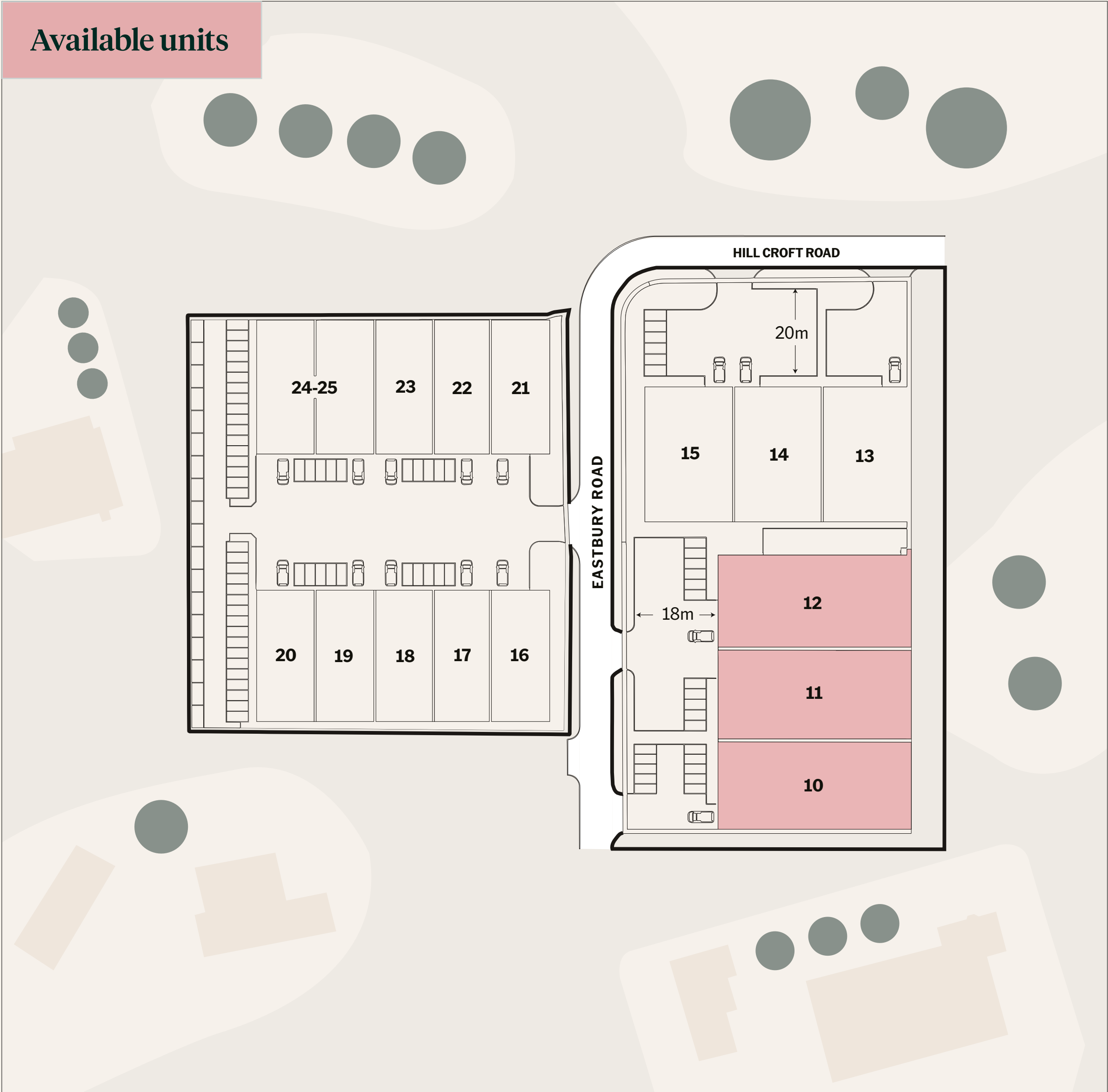
Allocated Parking for Each Unit



18m Deep, Self Contained Yards



Units 11 & 12 Can be Combined



People first. As it should be.



No overengineering. No box-ticking.

Our units are designed to be inviting and accommodating for those who work there. This helps create a comfortable environment that's better for businesses, customers and employees alike.



Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Units 10, 11 & 12 Exterior - Computer Generated Image



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



Take charge of your bills.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that’s easy on the eyes, and PV panels that lower your bills by up to £5,000 per year*, this is a warehouse that feels smart from the moment you step inside.



Targeting
EPC A



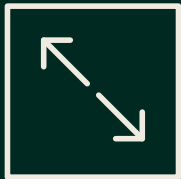
Targeting
BREEAM
‘Excellent’



PV panels



LED
Lighting



10% Rooflight
Coverage



*Calculated according to a 25p/kWh electricity unit rate (subject to all generation being used on site).
Estimated based on the installation of the 23 kWp system and an annual energy generation of c.20,000 kWh.

01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

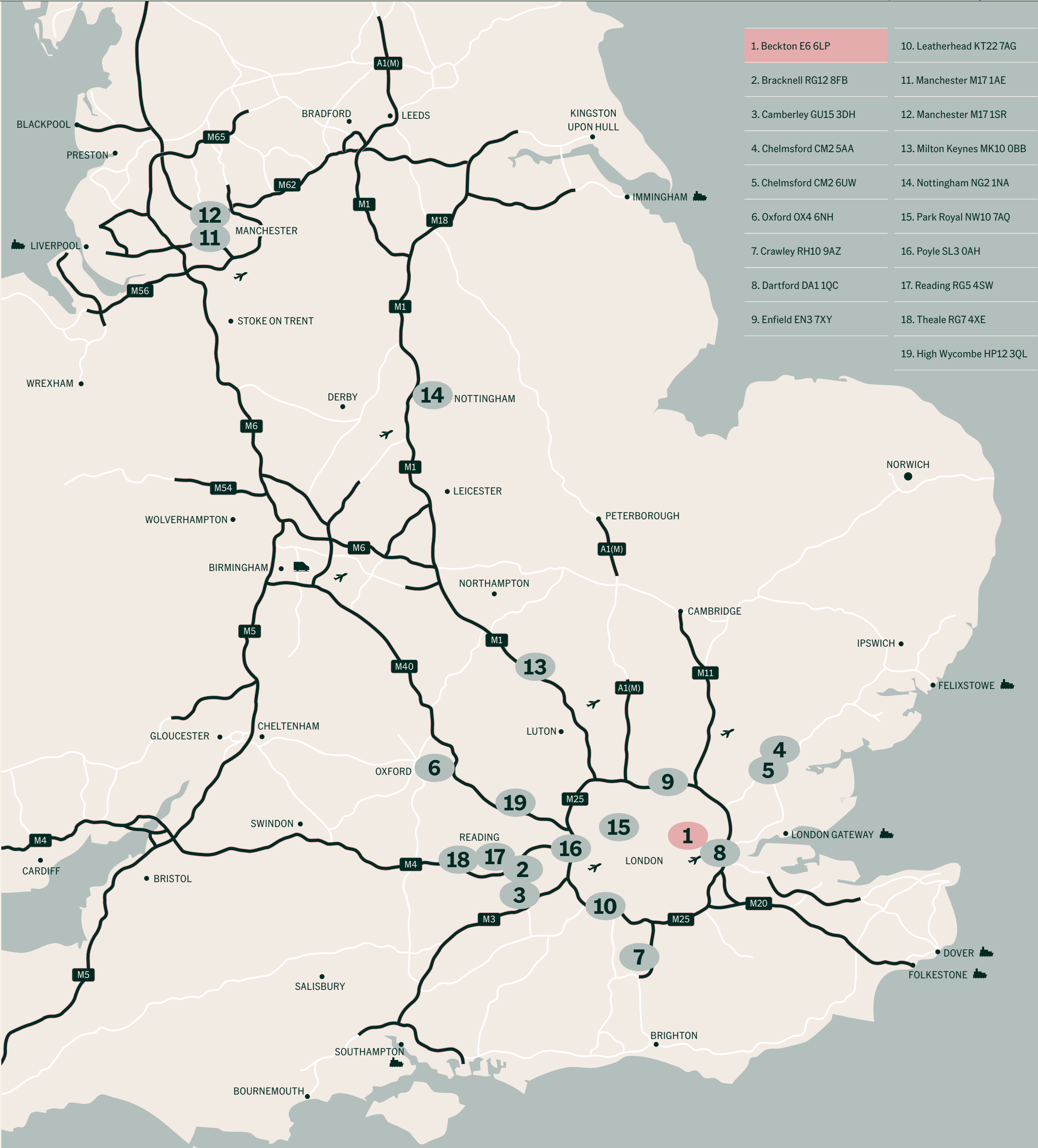


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.





Industrial space.
Made better.

Get in touch,
we'd love to
show you
around.



Francesca Mortimore

Senior Asset Manager

francesca@argorealestate.com

+44 (0) 7842 132 190



Hope Ayers

Asset Manager

hope@argorealestate.com

+44 (0) 7771 847 166

DTRE

Robert Cohu

robert.cohu@dtre.com

+44 (0) 7860 659 034

Oscar Bryan

oscar.bryan@dtre.com

+44 (0) 7483 068 035



Jeffrey Prempeh

jeffrey.prempeh@jll.com

+44 (0) 2031 471 257

Sam Sandell

sam.sandell@jll.com

+44 (0) 7711 978 976

Dot Industrial for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of ARGO REAL ESTATE LIMITED or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. Designed by j2.net. August 2026.

Asset managed by:
ARGO 
Real Estate Limited