

VALOR PARK BARKING, 3-5 THAMES ROAD

BARKING IG11 0HB



Rare opportunity to secure an extremely low site cover (27%) facility with excellent access to A13.

INDUSTRIAL

TO LET

46,392 SQ FT

(4,309.96 SQ M)

- 27% site cover
- Dock & level access loading doors
- 57.8m yard depth
- 360 degree circulation
- Self-contained building
- 37 parking spaces

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OVERVIEW

Available Size	46,392 sq ft
Rent	Rent on application
Service Charge	N/A
VAT	Applicable
EPC Rating	EPC exempt – Currently being constructed or undergoing major refurbishment

DESCRIPTION

The building consists of a detached warehouse on a site area of 3.45 acres (1.40 hectares), reflecting a low site coverage of 27%. The building offers 360° circulation as well as loading on all elevations via dock and level access loading doors.

LOCATION

Barking is one of London's largest industrial areas, acting as an anchor for the East London market. The majority of businesses located in Barking at the surrounding areas focus on manufacturing and logistics, with an increasing focus on F&B occupiers looking to support the relocation of the Central London Markets to Dagenham.

The Property is strategically located with key arterial routes available nearby via the A13, A406 (North Circular) and Junction 30 of the M25 to the east (9.0 miles). National Rail, London Overground and London Underground (District, Hammersmith & City and Circle) services are available at Barking Station, which offers connections into London Fenchurch Street in as little as 15 minutes.

ACCOMMODATION

The accommodation comprises the following areas:

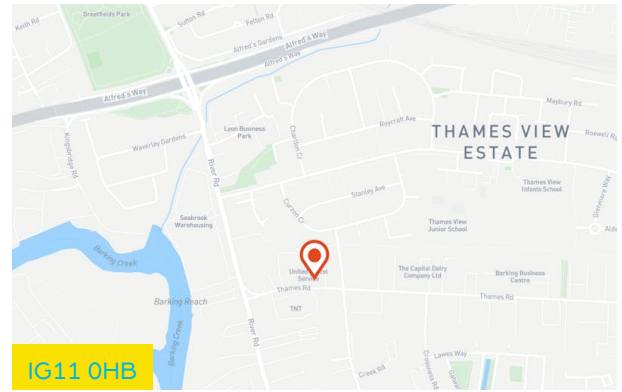
Name	sq ft	sq m	Availability
Unit - Combined Warehouse and VMU	46,392	4,309.96	Available
Unit - Site Area	151,588.80	14,083.06	Available
Total	197,980.80	18,393.02	

VIEWINGS

Viewings to be made via appointment with the joint agents only.

TERMS

Available via a new FRI lease on terms to be agreed.



VIEWING & FURTHER INFORMATION

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