

B1&2 BARKING

EASTERN APPROACH ■

▲ 2 BRAND NEW HIGH QUALITY SEMI-DETACHED WAREHOUSE UNITS
FROM 25,215 TO 50,568 SQ FT
TO LET

▲ LOCATED WITHIN BARKINGS PREMIER LOGISTICS LOCATION, WITH IMMEDIATE ACCESS TO THE A13



getir

HOWDENS

TOOLSTATION

THE BIG YELLOW SELF-STORAGE COMPANY

B1&2

WOLSELEY
PLUMB
PARTS

Dulux

REXEL



M25 J30
←

A13

Alfreds Way

City Airport
The City →

Ripple Road
Junction

A1153



12m clear internal height



50kN/m² floor loading



3 x level loading doors per unit



Gas supply



200 kVA electricity supply (each unit)



Quality office accommodation



24 bicycle spaces



Additional 44 spaces within side car park



16 car parking spaces, including 4 EV charging points (per unit)



BREEAM Rating "Very Good"

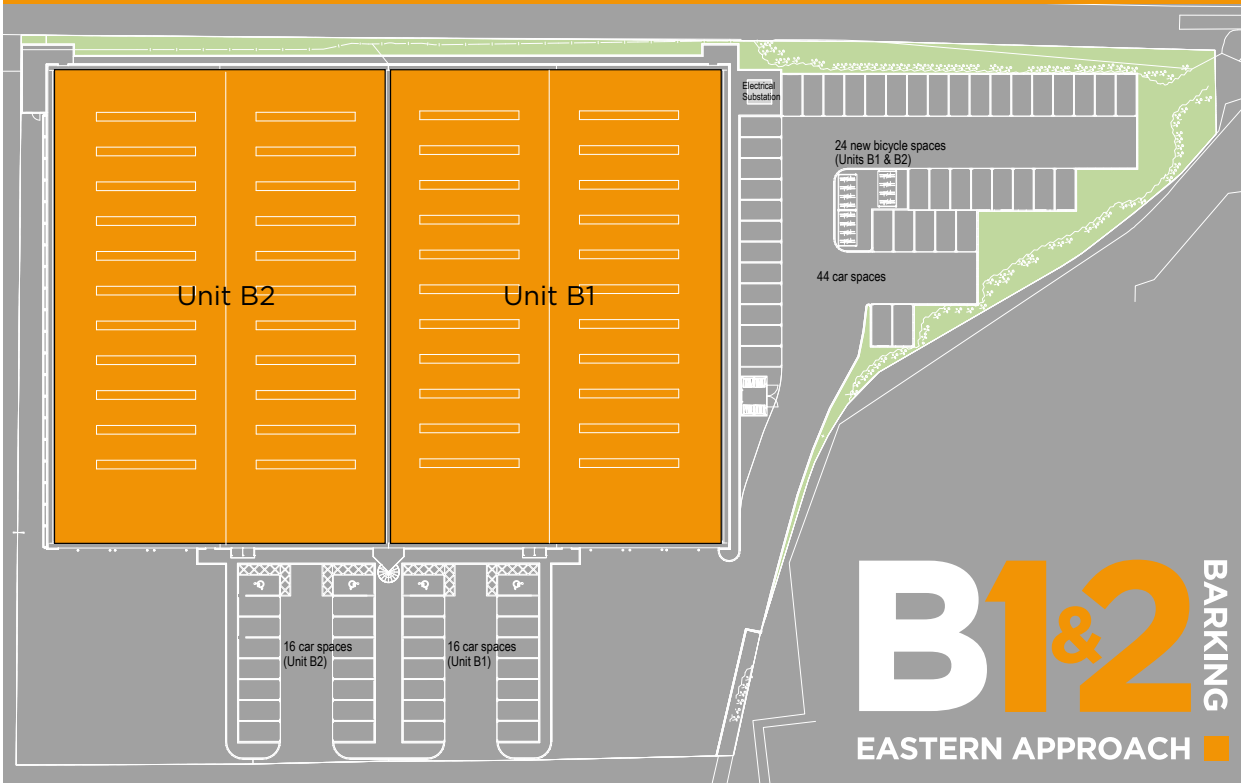


EPC rating A



ACCOMMODATION (GEA)

● UNIT B1	sq ft	sq m
Ground	23,192	2,154.6
First Floor	2,023	187.9
Total	25,215	2,342.5
● UNIT B2	sq ft	sq m
Ground	23,328	2,167.2
First Floor	2,025	188.4
Total	25,353	2,355.4
● Total B1 & B2	50,568	4,697.92



DESCRIPTION

Each unit will provide high quality warehouse accommodation, with office accommodation at first floor level.

Ample loading and parking are provided to the front of each unit, plus further car parking to the side of unit B1.





LOCATION

Eastern Approach is a prominent and well established estate within one of the principal commercial areas of Barking being situated on the A13, just to the west of the Lodge Avenue roundabout.

The A13 serves into central London and also provides swift access the A406 (North Circular Road) to the west and the M25 (junction 30/31) to the east.

TERMS

The property is available by way of a new FRI lease, upon terms to be agreed. Units are available individually or combined.

RENT

Rent upon application.

DISTANCES

	miles
BARKING STATION (Overground, District, Hammersmith & City)	2
A406	2
CITY AIRPORT	5
M11	7
M25 JUNCTION 30	9
CENTRAL LONDON	11
DARTFORD CROSSING	12
STANSTED AIRPORT	29

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating A.

FOR FURTHER DETAILS PLEASE CONTACT:



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. December 2023

Designed by
HEKTA