

TO LET POWER 38

CIRCULAR 13 INDUSTRIAL ESTATE
Gascoigne Road, Barking IG11 7LT



OXENWOOD
REAL ESTATE

oxenwood.com/property/barking

38,929 sq ft
EXTENSIVELY
REFURBISHED



**250 KVA
POWER**



**UP TO 9M
EAVES HEIGHT**



**26 METRE
SECURE YARD**

IT'S ALL IN THE DETAILS



SELF-CONTAINED
SITE



UP TO 9 METRE
EAVES HEIGHT



26 METRE SERVICE
YARDS



250KVA POWER
PROVISION



3 SURFACE LEVEL
LOADING DOORS



GROUND & FIRST
FLOOR OFFICES

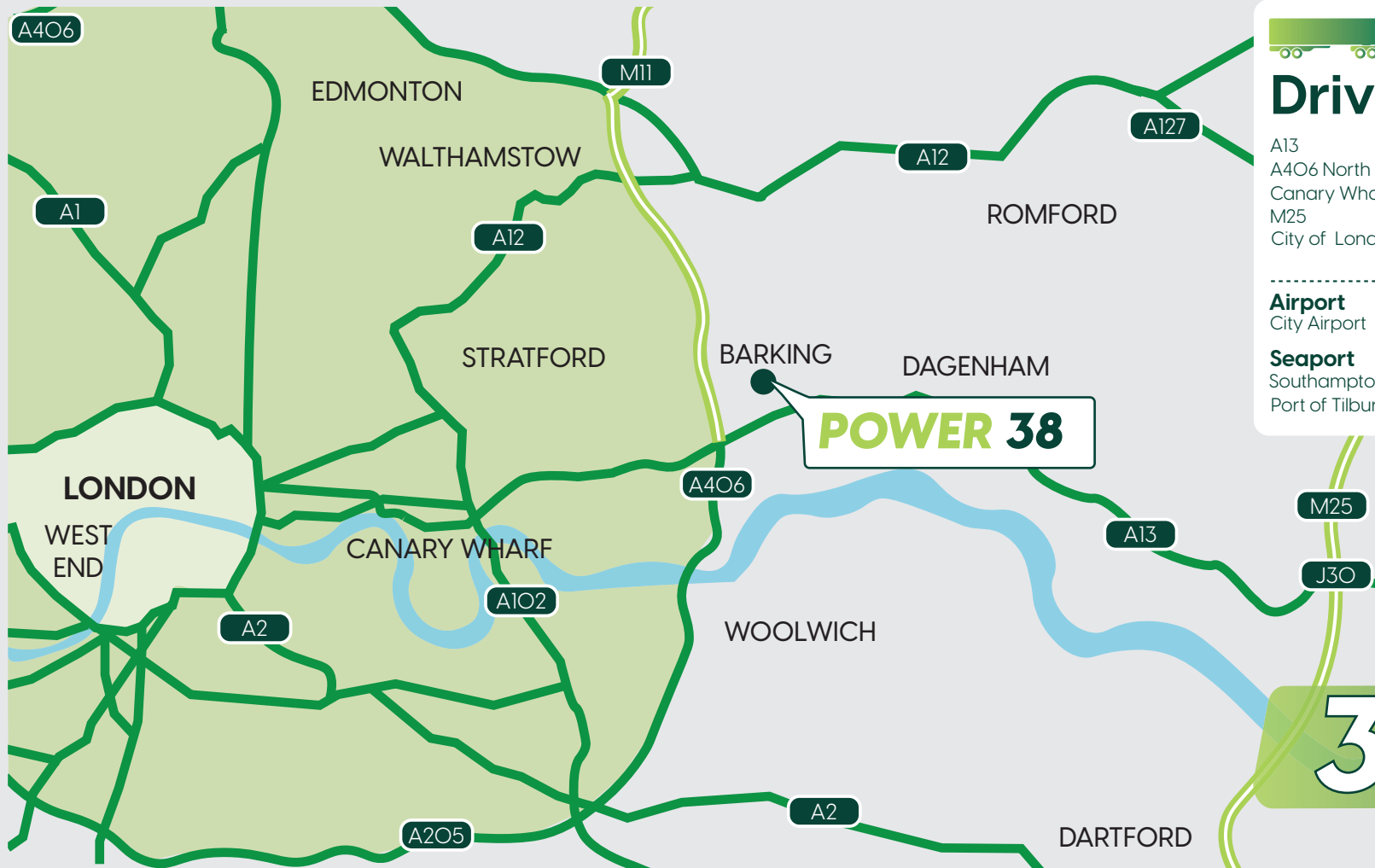


PV ROOF
PANELS

UNBEATABLE LOCATION

POWER 38 is accessed directly from Gascoigne Road which links to the A13, close to its junction with the North Circular (A406). The M11 is located within 5.5 miles.

POWER 38 is an ideal **last mile warehouse** located to serve London and the Southern Market.



Drive Times

A13	0.1miles	1 min
A406 North Circular	0.8 miles	3 mins
Canary Wharf	6.5 miles	16 mins
M25	9.5 miles	13 mins
City of London	9.1 miles	27 mins

Airport

City Airport	4.7 miles	14 mins
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Seaport

Southampton	95 miles	96 mins
Port of Tilbury	138 miles	150 mins

35 minutes to Central London

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EXCEPTIONAL OFFERING

Extensively refurbished self-contained last mile unit on the established **Circular 13 Industrial Estate**.

Access to both **A13** and **A406** North Circular in under 5 minutes. 35 minutes to Central London.

Currently located outside of the Ultra Low Emissions Zone (ULEZ).

Barking underground and overground stations within walking distance.


Enhanced ESG credentials, with an improved EPC of A24 following refurbishment.

PV enabled.

SCHEDULE OF ACCOMODATION:

	SQ M	SQ FT
Warehouse	3,136	33,761
Offices (2 Storey)	480	5,168
Total	3,616	38,929

 250KVA Power

 Up to 9 Metre Eaves Height

 3 Loading Doors

 Self-Contained Site

UNIQUE OPPORTUNITY



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