

# POWER PARK

## BARKING

ALFREDS WAY / BARKING  
LONDON / IG11 0AX  
AVAILABLE Q4 2024

**31,113 - 62,226 SQ FT**

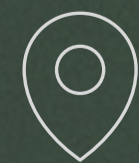


**OXENWOOD**  
REAL ESTATE

**GRAFTONGATE**

# DELIVERING NEW BUILD GRADE A INDUSTRIAL / LOGISTICS UNITS 31,113- 62,226 SQ FT

Power Park Barking will comprise a strategically located speculatively built two unit scheme, designed to a highly sustainable Grade A specification.



PROMINENT  
LONDON  
LOCATION



BREAAM EXCELLENT  
ZERO CARBON  
CONSTRUCTION



RAPID ACCESS  
TO A13 AND  
NORTH CIRCULAR

Canary Wharf

The City

Stratford

← A1020

N. Circular →

A13

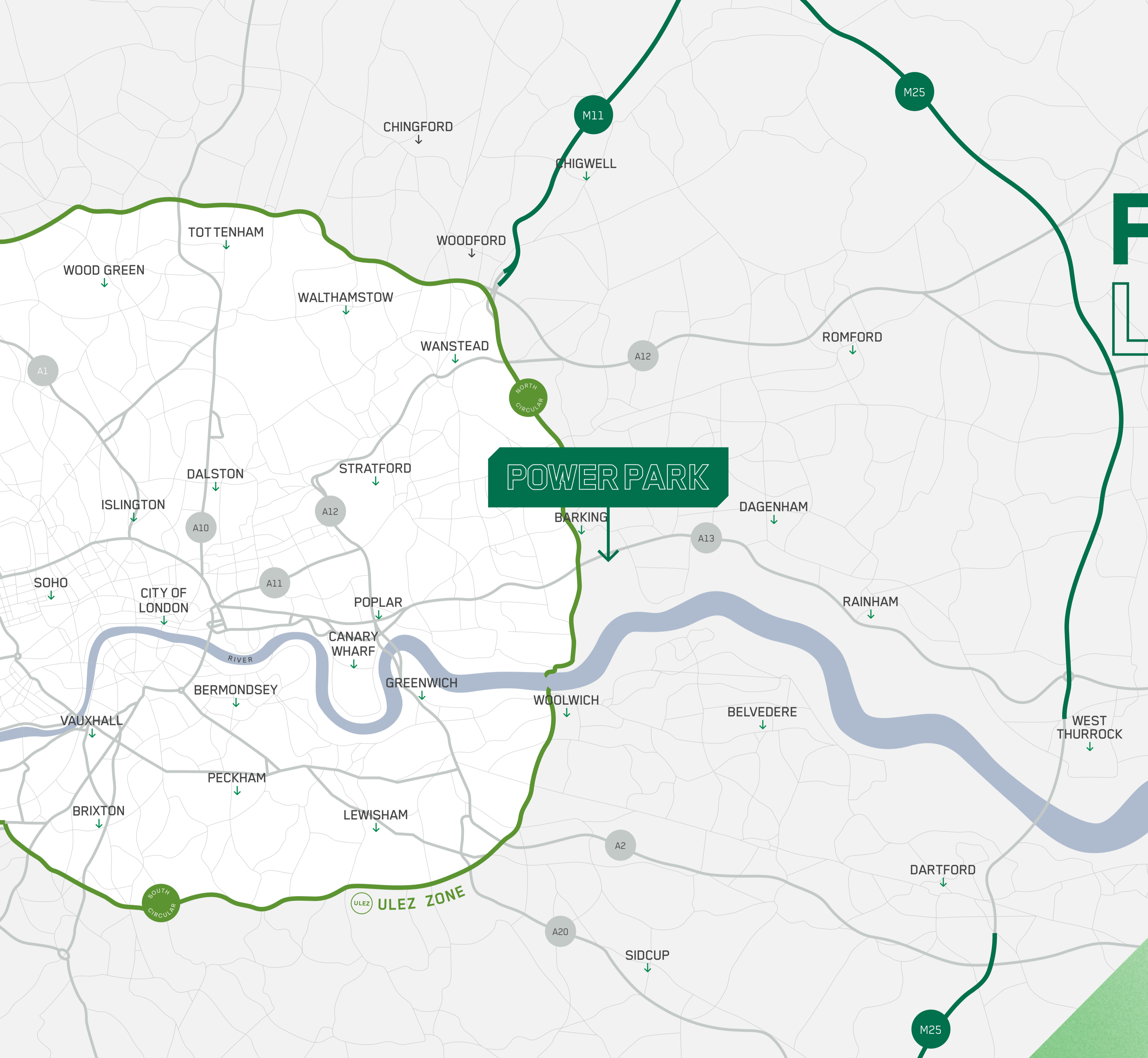
POWER PARK

AGS RAPID



SHURGARD SELF-STORAGE





# PROMINENT LOCATION

Power Park Barking is a brand new industrial development providing a highly visible unit with immediate access to the A13, suitable for a wide range of industrial or warehousing operators.

The site benefits from excellent road communication and public transport being located 3 miles from Barking train station.



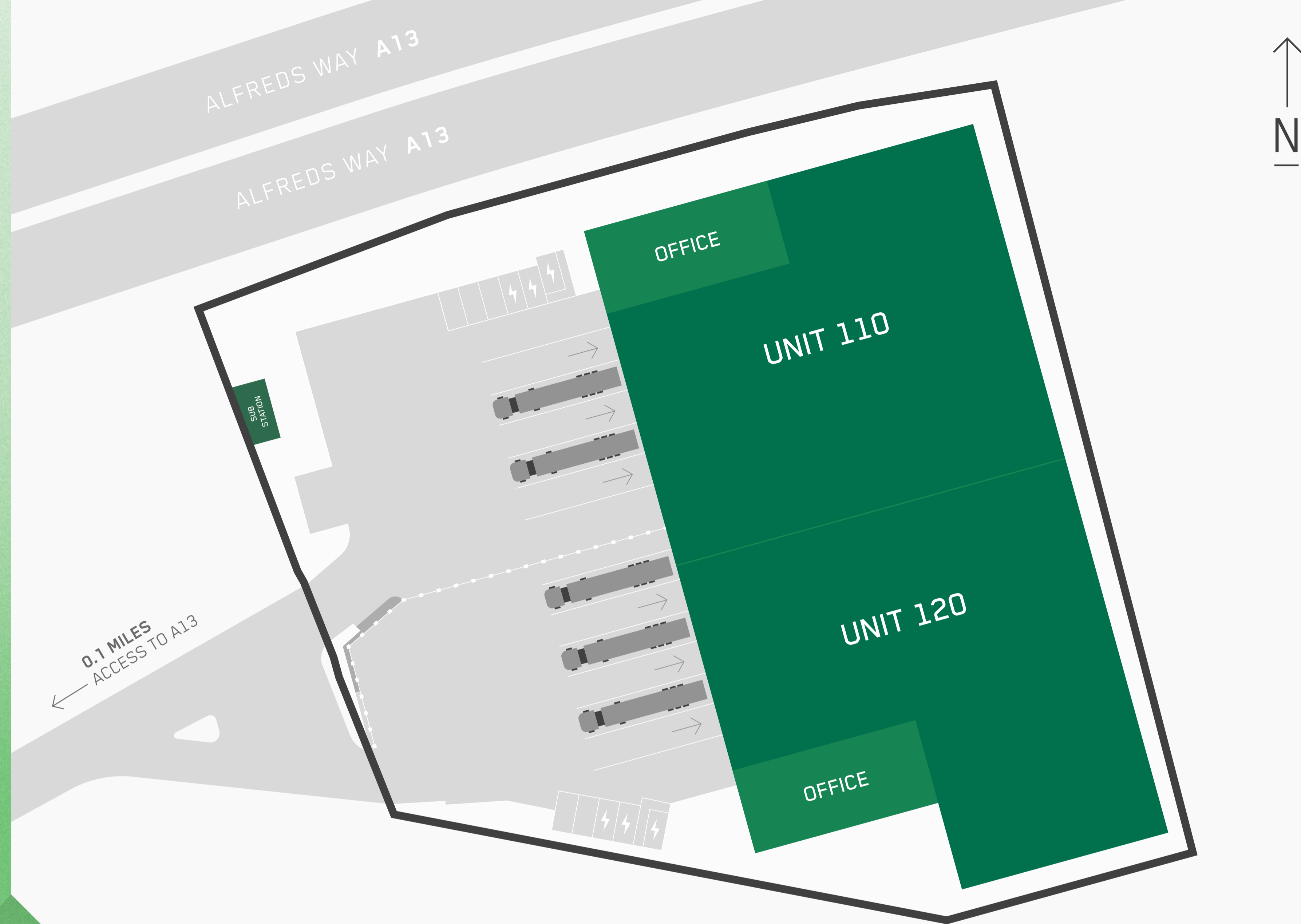
## HGV DRIVE TIMES

A13	0.1 mile	1 min
A406 North Circular	0.5 miles	2 mins
Canary Wharf	6.5 miles	16 mins
M25 Junction 30	9.5 miles	13 mins
City of London	9.1 miles	27 mins
City Airport	4.7 miles	27 mins
Stansted Airport	31 miles	36 mins
London Gateway	20 miles	33 mins
Southampton	98 miles	96 mins

Power Park occupies a prominent roadside position and a highly visible unit with immediate access to the A13, and close to the A406 dual carriageway.

# DESIGN SUSTAINABLE

-  TARGET BREEM EXCELLENT
-  NET ZERO CARBON CONSTRUCTION
-  SECURE GATED YARD
-  UP TO 12M EAVES HEIGHT
-  37M YARD DEPTH
-  EPC A+ RATING
-  EV CHARGING SPACES
-  PV PANELS
-  350KA POWER SUPPLY



## UNIT 110

Warehouse Area	22,953 sq ft	2,131 sq m
Mezzanine	5,000 sq ft	465 sq m
GF Core	548 sq ft	52 sq m
Office Area	2,612 sq ft	242 sq m
<b>TOTAL</b>	<b>31,113 sq ft</b>	<b>2,890 sq m</b>

## UNIT 120

Warehouse Area	22,953 sq ft	2,131 sq m
Mezzanine	5,000 sq ft	465 sq m
GF Core	548 sq ft	52 sq m
Office Area	2,612 sq ft	242 sq m
<b>TOTAL</b>	<b>31,113 sq ft</b>	<b>2,890 sq m</b>

## COMBINED TOTAL

<b>TOTAL GEA</b>	<b>62,226 sq ft</b>	<b>5,780 sq m</b>
------------------	---------------------	-------------------

\* Approximate areas.

# POWER PARK

ALFREDS WAY / BARKING / LONDON / IG11 0AX

## DTRE

### ALICE HAMPDEN SMITH

✉ [alice.hampden-smith@dtre.com](mailto:alice.hampden-smith@dtre.com)

☎ +44 (0) 7508 371 884

### JAKE HUNTLEY

✉ [jake.huntley@dtre.com](mailto:jake.huntley@dtre.com)

☎ +44 (0) 7765 154 211

## LEVY REAL ESTATE

### JEREMY GRUNDY

✉ [jeremy.grundy@levyrealestate.co.uk](mailto:jeremy.grundy@levyrealestate.co.uk)

☎ +44 (0) 7973 667 015

### ROB WATTS

✉ [rob.watts@levyrealestate.co.uk](mailto:rob.watts@levyrealestate.co.uk)

☎ +44 (0) 7506 441 644



Further information – to include energy performance certificates and data site access is available upon request.

Dowley Turner Real Estate LLP and Levy Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dowley Turner Real Estate LLP or Levy Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. October 2023

\* Designed by