

VALOR PARK

BARKING33



PRIME GREATER LONDON URBAN LOGISTICS LOCATION
DETACHED INDUSTRIAL / WAREHOUSE UNIT
WITH CROSS LOADING
118,422 SQ FT (11,001.67 SQ M) - TO LET

LOCATION

The property is located on the northern side of Thames Road between its junction with River Road to the west and Renwick Road to the east, both of which give direct access onto the A13 Arterial Road.

The A13 provides excellent access to both the City of London and the A406 North Circular Road/M11 (J4) to the west, and the M25 (J30/31) to the east.

MAIN ROADS	MILES	STATIONS	MILES
A13	0.1	BARKING STATION	1.9
A406 NORTH CIRCULAR	2	<ul style="list-style-type: none"> MAINLINE LONDON OVERGROUND DISTRICT / HAMMERSMITH & CITY UNDERGROUND 	
M11	7.8		
M25 J30	8		

AIRPORTS	MILES	PORTS	MILES
LONDON CITY	5.3	PORT OF TILBURY	16.4
HEATHROW	27.4	LONDON GATEWAY	18.2
STANSTED	31.9	DOVER	73
GATWICK	47.6	FELIXSTOWE	84.5



11.5 MILES TO CITY OF LONDON



5.3 MILES TO LONDON CITY AIRPORT



8 MILES TO M25 J30

ACCOMMODATION	SQ FT	SQ M
Warehouse	96,669	8,980.92
Ground Floor Office	7,372	684.82
First Floor Office	7,371	684.75
Second Floor Office	7,010	651.28
Total GEA	118,422	11,001.67

THE UNIT CAN BE SUBDIVIDED

DESCRIPTION

The building will be comprehensively refurbished to include the following specification:

- 8 dock level loading doors
- 77 car parking spaces
- 9 level loading doors (potential to add more)
- 3 storey offices
- 9.16m minimum clear internal height
- 3 phase power supply
- Gatehouse
- Secure 5.93 acre (2.4 ha) site
- 53m and 59m yards



16.6% OF EMPLOYEE JOBS ARE IN MANUFACTURING, TRANSPORTATION AND STORAGE OVER 10% MORE THEN THE LONDON AVERAGE / 3.6% HIGHER THEN UK AVERAGE



POPULATION OF 212,000

Source: Nomis (Barking & Dagenham)

EPC

EPC D85 (to be reassessed).

LEGAL COSTS

Each party to bear their own.

RENT

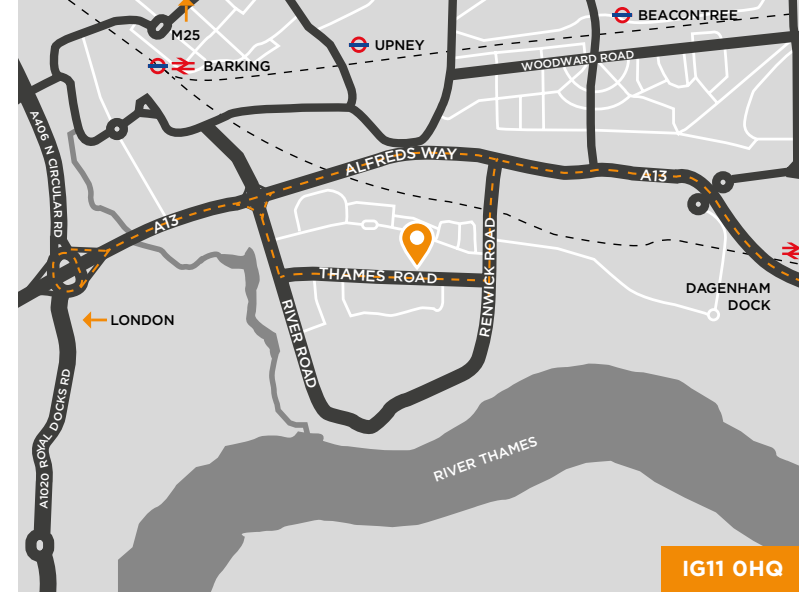
On application.

TERMS

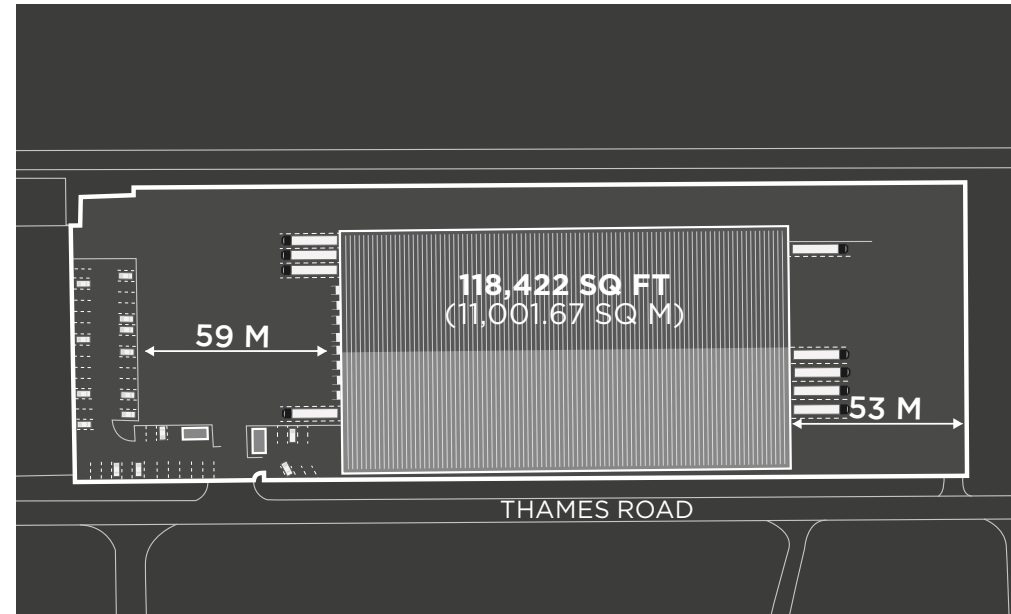
A new full repairing and insuring lease is available.

RATEABLE VALUE

The Rateable Value is £745,000 however interested parties are advised to make their own enquiries with the London Borough of Barking & Dagenham.



IG11 OHQ



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