Warehouse / Industrial Units

46,266 SQ FT (4,298.3 SQ M) on Approximately 4.37 Acres

TO LET

Unit A – G & O, Kingsbridge Wharf

Barking, IG11 0BD

- 4.37-acre site
- Secure self-contained site
- Low site density of approximately 25%
- Warehouse and office accommodation extending to GIA of 46,266 sq ft
- Dedicated car parking



Red Line Plan Indicative Only

Contact Us

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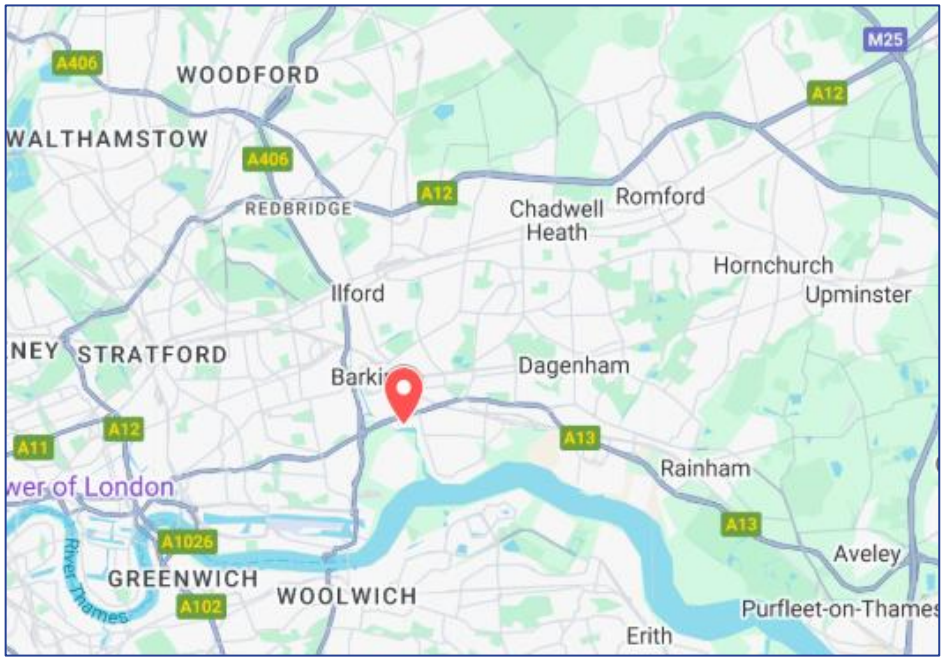




Location

Kingsbridge Wharf is located in Barking, East London. The site benefits from excellent road links via the A13 and North Circular (A406), providing convenient access to Central London, the M25, and the wider motorway network.

Barking Station is approximately 1.2 miles away, offering National Rail and London Underground services (District and Hammersmith & City lines), with regular bus routes serving the surrounding area.

Description

The site extends to approximately 4.37 acres and benefits from a low site coverage of around 25%, which provides ample scope for external storage and operational flexibility.

The site consists of a range of warehouse units with various configurations. Some units include office space and staff facilities such as kitchens and WCs, while others are open-plan. Additionally, certain units feature mezzanine levels. There is also a dedicated two-storey office building (Unit O) located on site.

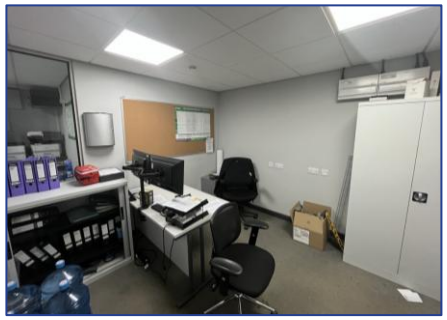
The buildings offer clear internal heights ranging from 3.47m to 7.8m, suitable for a wide range of industrial and storage activities. At the rear of the site, a substantial open storage yard provides further versatility for external storage, vehicle parking, or yard-based operations.

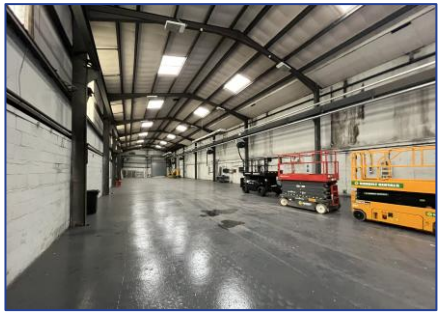
Areas (GIA)

Kingsbridge Wharf	SQ FT	SQ M
Office	1,500	139.35
Unit A	4,705	437.11
Unit B	4,705	437.11
Unit C	4,705	437.11
Unit D/E	10,217	949.19
Unit F	10,217	949.19
Unit G	10,217	949.19
Total	**46,266**	**4,298.25**
Open storage (Wharf) Area	**70,436**	**6,543.72**










Contact

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Terms

The property is available by way of an assignment / sub-lease of an existing lease expiring in October 2030.

A new lease direct with the Landlord may be available.

EPC

Available on request

Business Rates

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All prices and other costs quoted exclusive of VAT.

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.