KINGSBRIDGE ROAD | BARKING | IG11 0BD

VALOR
REAL ESTATE PARTNERS

VALOR PARK
KINGSBRIDGE ROAD

3 FULLY REFURBISHED, INDUSTRIAL WAREHOUSE / DISTRIBUTION UNITS **TO LET**
5,928 – 18,186 SQ FT (551 – 1,690 SQ M)
AVAILABLE NOW

VALOR PARK KINGSBRIDGE ROAD IG11 0BD

NOTABLE LOCAL OCCUPIERS INCLUDE

dpd

BESTWAY WHOLESALE

DHL

halfords

SHURGARD SELF·STORAGE

PARCEL FORCE WORLDWIDE

babcock

ADI

5,928 – 18,186 SQ FT
FULLY REFURBISHED URBAN LOGISTICS UNITS

DESCRIPTION

Valor Park, Kingsbirdge Road, is set to comprise of four fully refurbished, high-specification, self contained industrial and distribution units, on a secure and self contained site. The specification includes steel portal frame construction, modern high quality office accommodation, level access loading, 4.8 - 6.7m eaves heights and 69KVa power.

ACCOMMODATION

UNIT	WAREHOUSE (SQ FT)	CORE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)
1	6,002	-	-	6,002	557.6
2	5,928	-	-	5,928	550.7
3	4,960	227	1,070	6,256	581.2
UNIT 4 - LET					

SECURE ESTATE

c. 20M YARD DEPTH

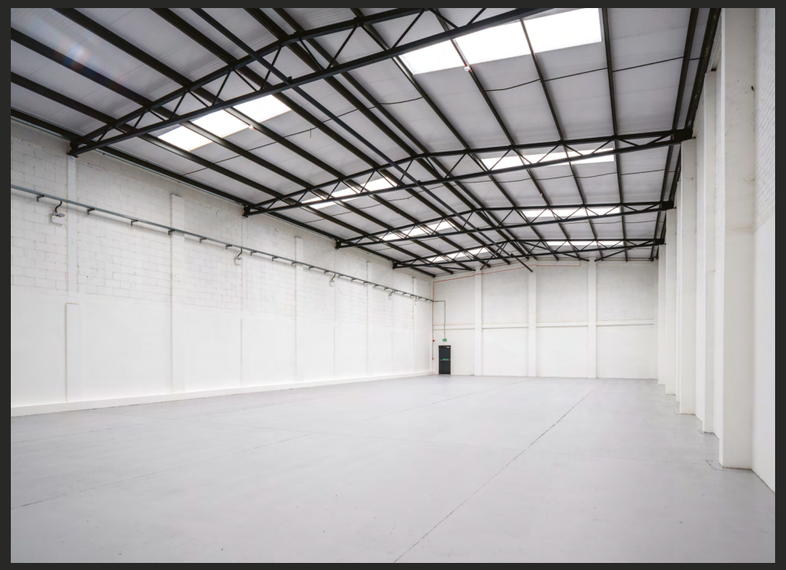
OFFICE LED LIGHTING

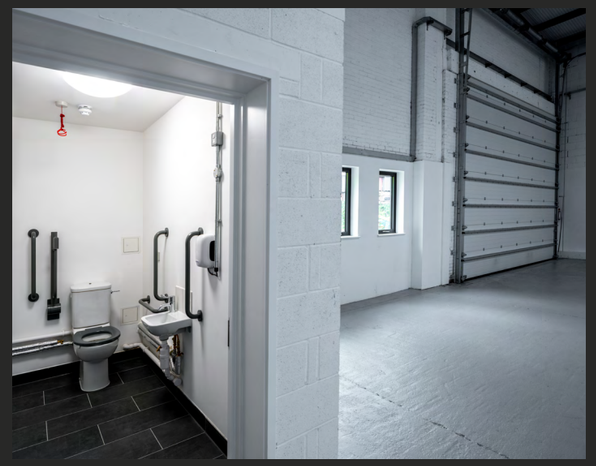
CLOSE PROXIMITY TO THE A13

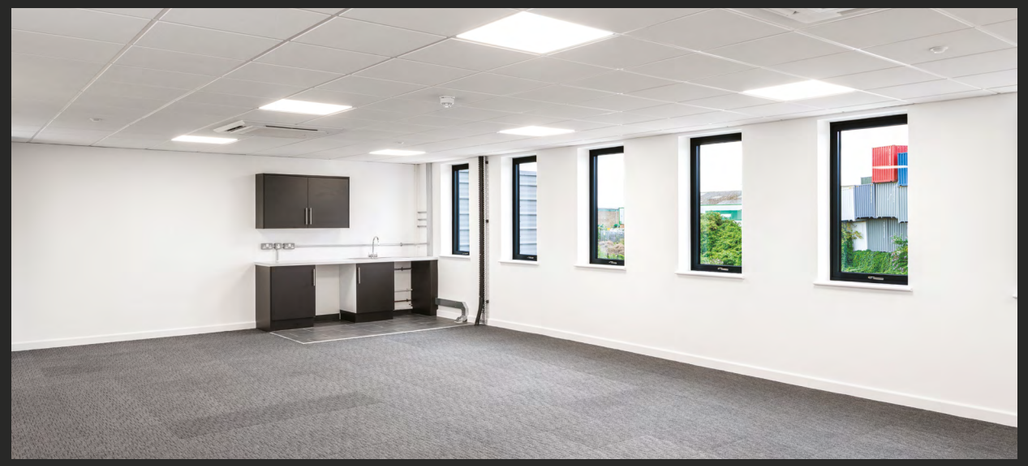
EV CHARGING

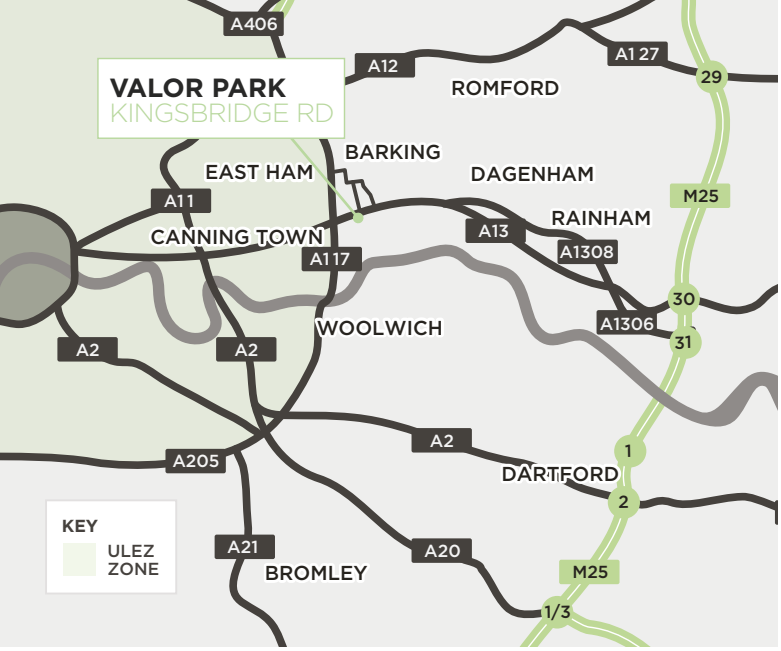
4.8 - 6.7M CLEAR INTERNAL HEIGHT

VALOR PARK KINGSBRIDGE ROAD IG11 0BD









LOCATION

The property is situated just off Kingsbridge Road which leads north to the A13 trunk road and the intersection with the A406 North Circular.

The A13(T) provides excellent access to the A406 North Circular Road / M11 and M25 (Junction 30/31), allowing easy access to central and greater London and beyond.

ROAD	MILES	MINS
A13	0.2	2
A1020	0.3	2
A406 North Circular	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30

EPC
EPC B.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FR&I leases on terms to be agreed.

5,662,942 PEOPLE LIVE WITHIN A 15 MILE RADIUS

3,669,409 PEOPLE LIVE WITHIN A 10 MILE RADIUS

1,014,221 PEOPLE LIVE WITHIN A 5 MILE RADIUS

For further information or to arrange an inspection please contact the joint agents:

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