

De Pass Wharf
80 River Road, Barking,
IG11 0DS

///PARADE.CITIES.TRYING

TO LET
Industrial Open Storage Land
Potential for Wharf / River Freight
1 - 6.6 acres (0.4 - 2.67 Hectares)

DE PASS WHARF

◀ A406

RIVER ROAD

RIVER ROAD

A13 ▶

DE
PASS
WHARFSTRATEGIC
OPEN STORAGE ON
LONDON'S RIVERSIDE

A site of circa 6.6 acres situated on River Road, with river access. The site has protected wharf status, and has x2 wharf gates, however there is currently no wharf / direct river access for water freight.

The property comprises a substantial, regular-shaped site that is currently undergoing extensive improvement works, including the installation of a new reinforced and levelled concrete surface throughout. The site will be fully serviced, benefiting from mains electricity, water and drainage connections.

Fully enclosed along its perimeter, the property provides secure, gated access directly from River Road along its northern boundary.

While currently configured as a single plot, the landlord is willing to consider subdivision, with plots available from approximately 1 acre upwards, subject to requirements.

The site benefits from safeguarded wharf status, with the southern boundary fronting the River Thames. The river wall incorporates two existing wharf gates, offering future potential for river-related operations, although no jetty or wharf infrastructure is currently in place.



OPEN STORAGE BUILT FOR INDUSTRIAL OCCUPIERS

ACCOMMODATION

Designed to accommodate demanding industrial operations, the site combines extensive open storage with the flexibility to support logistics, infrastructure, construction and specialist occupiers. Its versatile layout allows businesses to tailor the space to their specific operational requirements.

AREA	HECTARES	ACRES
SITE	2.67	6.6

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.



Suitable for a variety of open storage uses (stp)



Water, gas and electricity available to the site



Riverside site with protected wharf status



Two existing wharf gates



Concrete hardstanding throughout



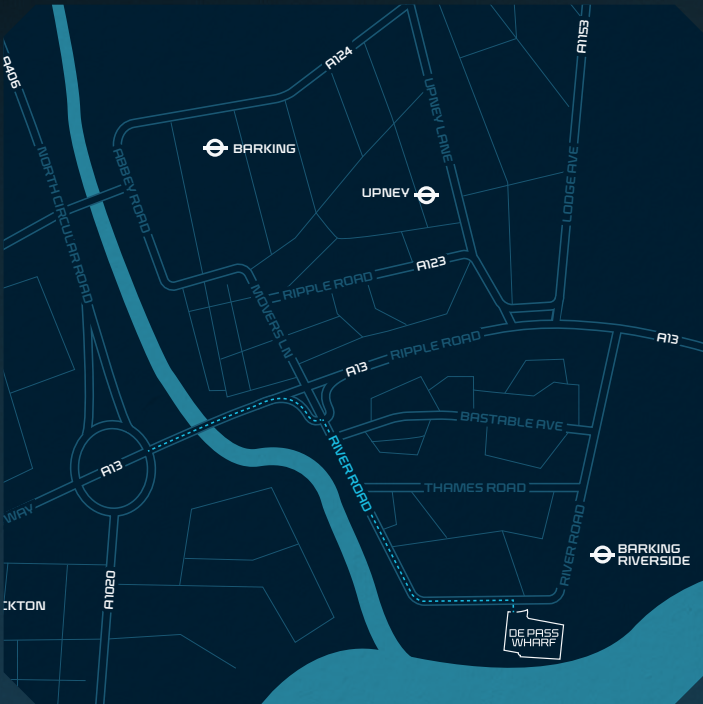
Established industrial location



Levelled surface across entire site



Site Area available from 1 - 6.6 acres



ROUTE FROM A406

ROAD, RAIL & RIVER CONNECTIONS

Barking is within the London Borough of Barking and Dagenham and is approximately 9 miles (14.4 km) east of Charing Cross. Access to River Road is via the A13 (Alfreds Way) with the North Circular road approx 3 km in the west and the M25 (J30) approx 14km to the east.

Borders Ilford to the north, Dagenham to the east, and East Ham to the west. Barking Riverside Station (Suffragette line) is close by giving access to Barking mainline Station and numerous bus routes.

ROAD	MILES	MINS
M25 J30	9.9	21
M1 J1	23.4	39
A406	2.3	8
M20 J1	18.1	33

PORT	MILES	MINS
Tilbury Docks	17.1	30
London Gateway	19.9	32
Felixstowe	83.1	93
Dover	72.7	81

AIRPORT	MILES	MINS
London City	5.6	16
Heathrow	36.3	72
Stansted	32.7	45
Gatwick	46.1	49

RAIL FREIGHT	MILES	MINS
Barking Intermodal Terminal	2.3	10
Dagenham Dock	3.2	11

FURTHER INFORMATION

For further information, please contact the agents:

KEMSLEY

LLP

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TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Rent on application.

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