MIRASTAR

CIRCULAR 13

Prime urban logistics warehouse

98,544 SQ FT

Available now - To let

Circular 13, Unit B, Gascoigne Road, Barking, IG11 7HP

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Unrivalled access

Circular 13 is a centrally located distribution warehouse. The unit offers immediate access to the A13 and A406, which provides an occupier with excellent access to East, North and Central London.

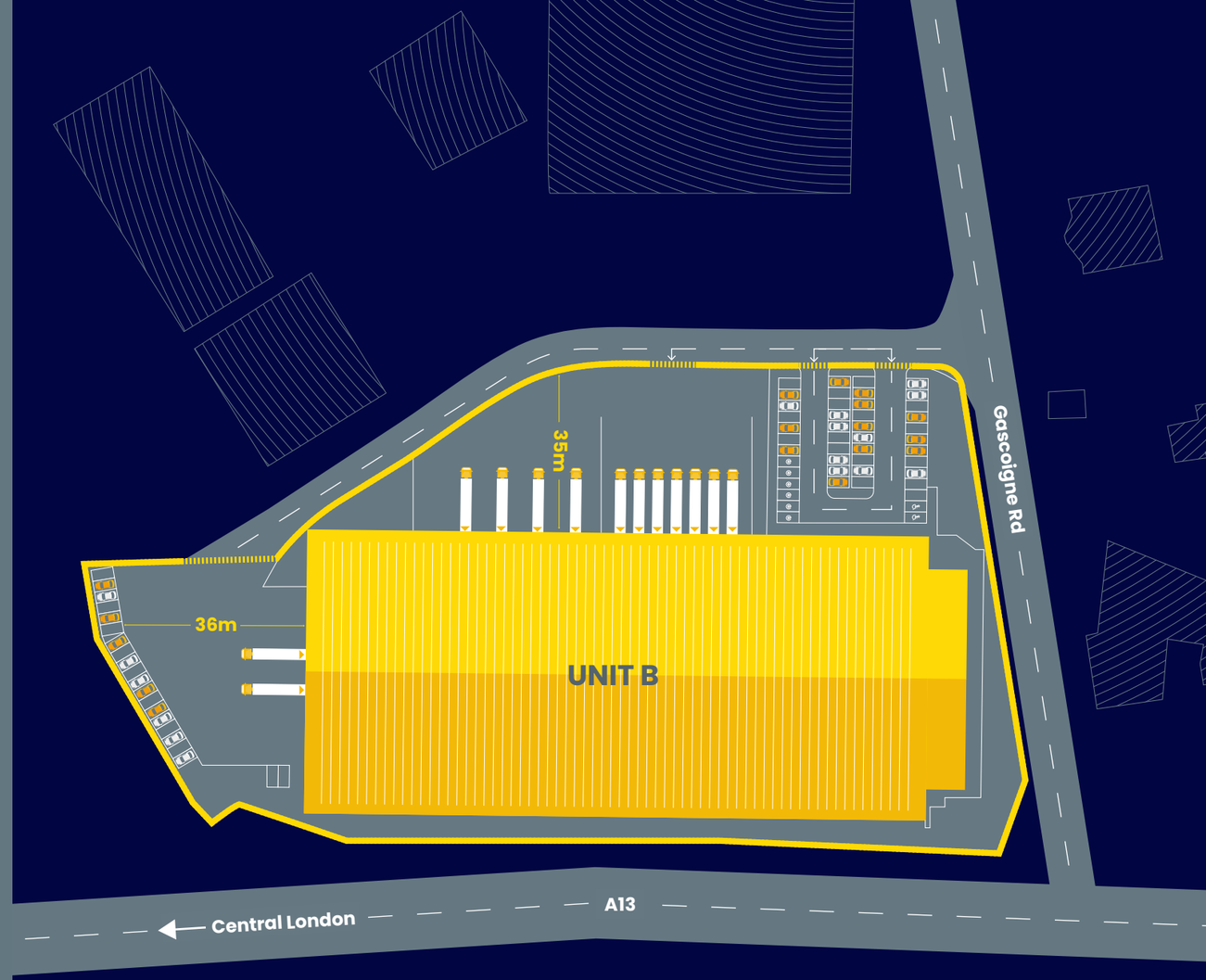
360 Tour

Extensively refurbished to an excellent specification

The unit has been extensively refurbished to an excellent specification, including two secure yards, loading doors on two elevations, modern office accommodation positioned over two levels and a minimum clear height of 10.3m.

Unit B Circular 13 occupies a highly prominent position to the A13, with approximately 243,719 vehicles passing the site on an average day of the year.

- Minimum clear height of 10.3m and 11.4m to the apex
- 400 kVA available immediately
- Newly refurbished warehouse
- Up to 36m yard depth
- Ready to use sprinkler system
- 65 parking spaces (EV ready infrastructure)
- 7 electrically operated dock level access doors
- 6 electrically operated level access doors
- Secure yards on two elevations
- High-spec offices with ready made breakout space



Accommodation

Area	Sq Ft	Sq M
Warehouse	88,512	8,223
Ground Floor Offices	5,016	466
First Floor Offices	5,016	466
Total GEA	**98,544**	**9,155**

Ready for immediate occupation

This highly sustainable building minimises environmental impact with energy-efficient LED lighting, natural lighting, a modern HVAC system, and low-flow water fixtures. It promotes green commuting with bike storage and staff showers, while EV-ready charging points support a cleaner future. Every feature is designed to reduce the carbon footprint and boost efficiency.

- Warehouse roof lighting
- New, efficient LED lighting
- New, highly efficient HVAC system
- EPC 'b' rating
- Low water flow
- External bicycle storage
- Staff shower facilities
- EV ready parking

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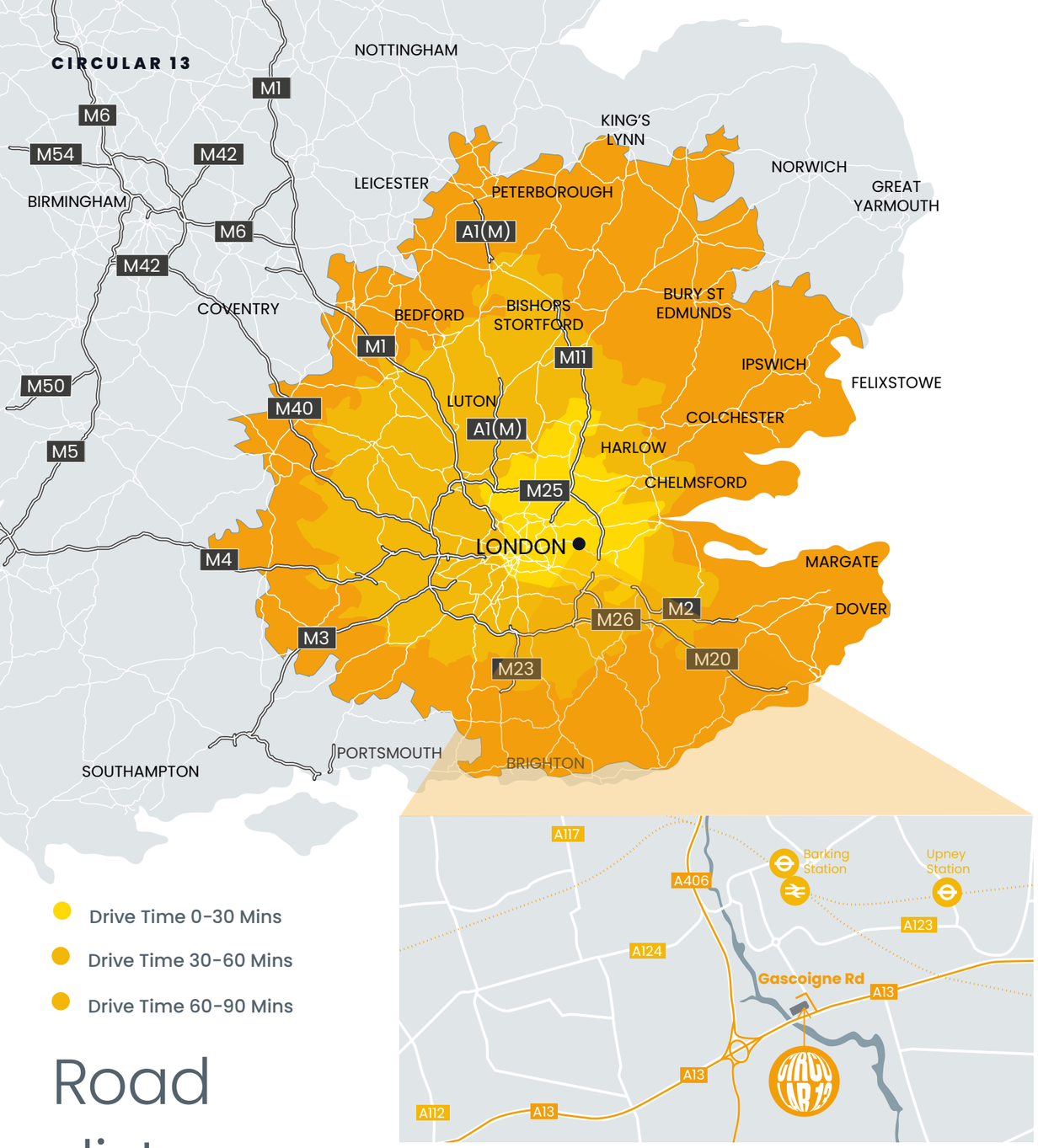
A13
BESTWAY
BESTWAY WHOLESALE
SHOWCASE CINEMAS



Road distances

Location	Miles		
A13	0.1	City Airport	5.0
A406	0.6	M11 (J4)	6.3
A1020	0.8	Central London	10.4
Barking Station	1.1	M25 (J30)	10.9
London Wholesale Markets	3.5	Tilbury Docks	16.3
A12	4.4	London Gateway	19.3

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Within one of the fastest growing London populations

Circular 13 is located on Gascoigne Road, immediately to the north of Alfreds Way (A13). The A13 offers direct access to East London / Essex including Rainham, Purfleet and Basildon.

The westbound carriageway of the A13 is accessed via the A406 roundabout providing direct access into Central London. The property is located approximately 0.7 miles south of Barking and 2.6 miles north of Beckton. In terms of rail connectivity, the unit is ideally located within 1.1 mile of Barking Station, a half an hour commute to Central on the District Line.

Bus route 62 services the estate & connects to Barking, Upney, Becontree and Chadwell Heath stations.

Less than
0.1 miles to A13
0.6 miles to A406

87.7% Nvq1 Qualified

6,440,961

People in a 30 minute drive

13,449,581

People in a 60 minute drive

18,737,428

People in a 90 minute drive

9% Employed in manufacturing, transport and storage sectors

3,669,409 People within 10 Miles

www.circular13.com

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