GASCOIGNE ROAD | BARKING | IG11 7NZ

VALOR
REAL ESTATE PARTNERS

VALOR PARK
EAST CIRCULAR

PRIME GREATER LONDON URBAN LOGISTICS OPPORTUNITY

NEW & FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS AVAILABLE FOR OCCUPATION FROM Q2 2023

10,678 SQ FT (992 SQ M) - **64,270 SQ FT** (5,971 SQ M) **TO LET**

LOCAL OCCUPIERS:

dpd

BESTWAY WHOLESALE

DHL

halfords

THE BIG YELLOW SELF STORAGE COMPANY

Wickes

10,678 SQ FT - 64,270 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS

FIRST FLOOR OFFICES

SECURE SITE

6-8M EAVES HEIGHT

UP TO 45M YARD DEPTH

UP TO 20 CAR PARKING SPACES

PRIME LOCATION ON A13

UP TO 3 LEVEL LOADING DOORS

LED WAREHOUSE LIGHTING

GATED ENTRANCE

ACCOMMODATION (GEA)

UNIT 1A	SQ FT	SQ M
Warehouse	15,801	1,468
Office Core	441	41
FF Office	3,229	300
Total GEA	**19,471**	**1,809**

UNIT 3	SQ FT	SQ M
Warehouse	9,123	848
Office Core	871	81
FF Office	871	81
Total GEA	**10,865**	**1,010**

UNIT 1B	SQ FT	SQ M
Warehouse	18,944	1,760
Office Core	452	42
FF Office	3,067	285
Total GEA	**22,464**	**2,087**

UNIT 6	SQ FT	SQ M
Warehouse	37,673	3,500
Office Core	635	59
FF Office	6,738	626
Total GEA	**45,046**	**4,185**

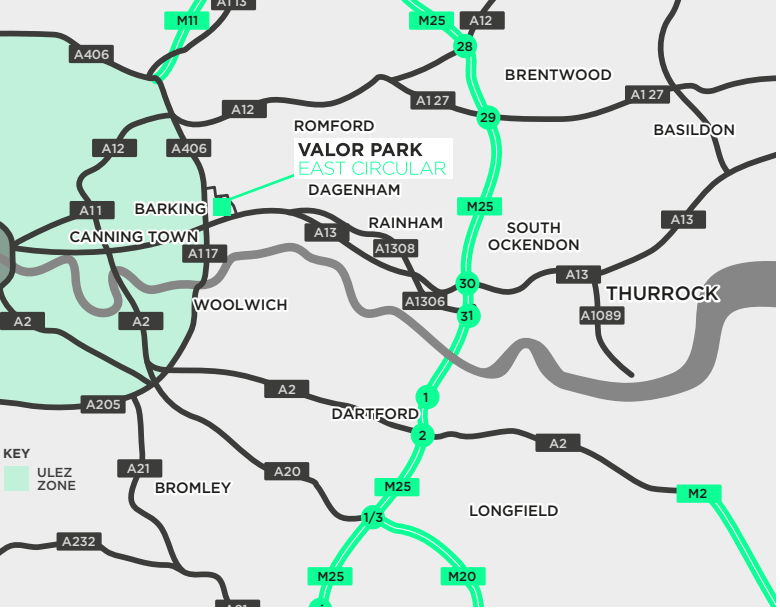
UNIT 1C	SQ FT	SQ M
Warehouse	18,912	1,757
Office Core	454	42
FF Office	2,970	276
Total GEA	**22,335**	**2,075**

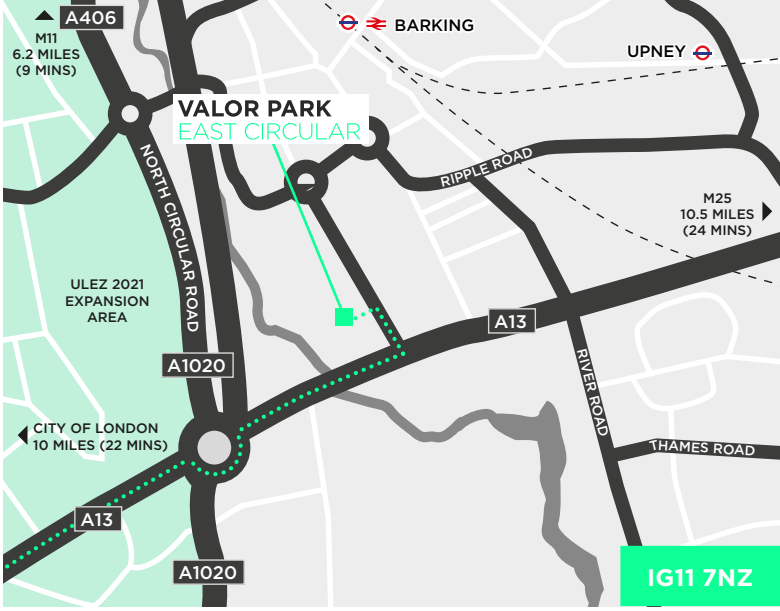
UNIT 7A - NEW	SQ FT	SQ M
Warehouse	8,277	769
Office Core	516	48
FF Office	1,883	175
Total GEA	**10,678**	**992**

UNIT 7B - NEW	SQ FT	SQ M
Warehouse	7,987	769
Office Core	516	48
FF Office	1,883	1,475
Total GEA	**10,732**	**977**

UNRIVALLED CONNECTIVITY

CITY OF LONDON





DESCRIPTION

The estate consists of seven high specification self-contained warehouses comprising two brand new and five fully refurbished and remodelled to a Grade A standard. The specification includes steel portal frame construction, modern high quality office accommodation, level access loading beneath extensive loading canopies, generous yard and parking provisions, on a secure and well managed park.

3,038,870 PEOPLE LIVE WITHIN A 15 MILE RADIUS

1,349,692 PEOPLE LIVE WITHIN A 10 MILE RADIUS

437,150 PEOPLE LIVE WITHIN A 5 MILE RADIUS

SOURCE: FREEMAPTOOLS.COM

EPC

Available upon request.

COSTS

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

RENT

Upon Application.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

LOCATION

The property is situated just off the west side of Gascoigne Road which leads south 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 which in turn provides access to the M25 (Junction 30/31).

ROAD	MILES
A13	0.1
A1020	0.7
A12	4.0
M11 J4	5.6
M25 J30	9.2
CITY OF LONDON	10.3
WEST END	11.0

AIRPORTS	MILES
LONDON CITY	4.7
STANSTED	29.4
GATWICK	46.3

RAIL	MILES
BARKING	1.6
STRATFORD	8.7
LDN LIVERPOOL ST.	9.5
EBBSFLEET	19.5

PORTS	MILES
DP WORLD	19.0
DOVER	76.0
FELIXSTOWE	82.6

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

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