VALOR
REAL ESTATE PARTNERS

VALOR PARK
THAMES ROAD



TO BE REFURBISHED CROSS-DOCK UNIT
46,392 SQ FT (4,310 SQ M) ON **3.48 ACRES** SITE AREA
AVAILABLE TO LET



BARKING IG11 0HB

NOTABLE LOCAL OCCUPIERS INCLUDE

amazon

dpd

FedEx

BESTWAY WHOLESALE

DHL

halfords

SHURGARD SELF·STORAGE

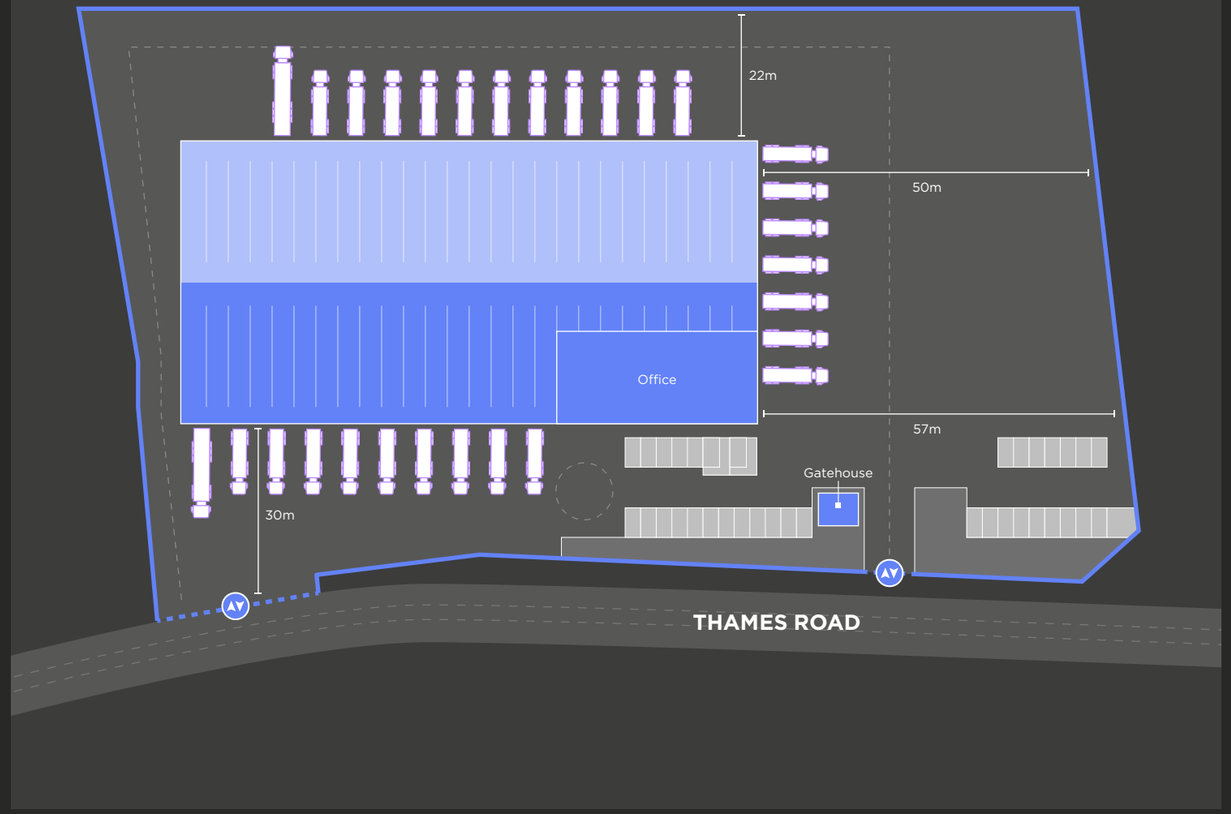
PARCELFORCE WORLDWIDE

babcock

46,392 SQ FT
TO BE REFURBISHED URBAN LOGISTICS UNIT

DESCRIPTION

This prime urban logistics opportunity in Barking is due to undergo a high-quality refurbishment to enhance functionality and efficiency. Retaining the existing structure, the scheme will feature improved office accommodation and upgraded loading doors to maximise the full 360-degree circulation around the unit for seamless operations. With targeted improvements to layout and specification, this cost-effective solution is ideally suited to meet the demands of modern logistics and distribution.



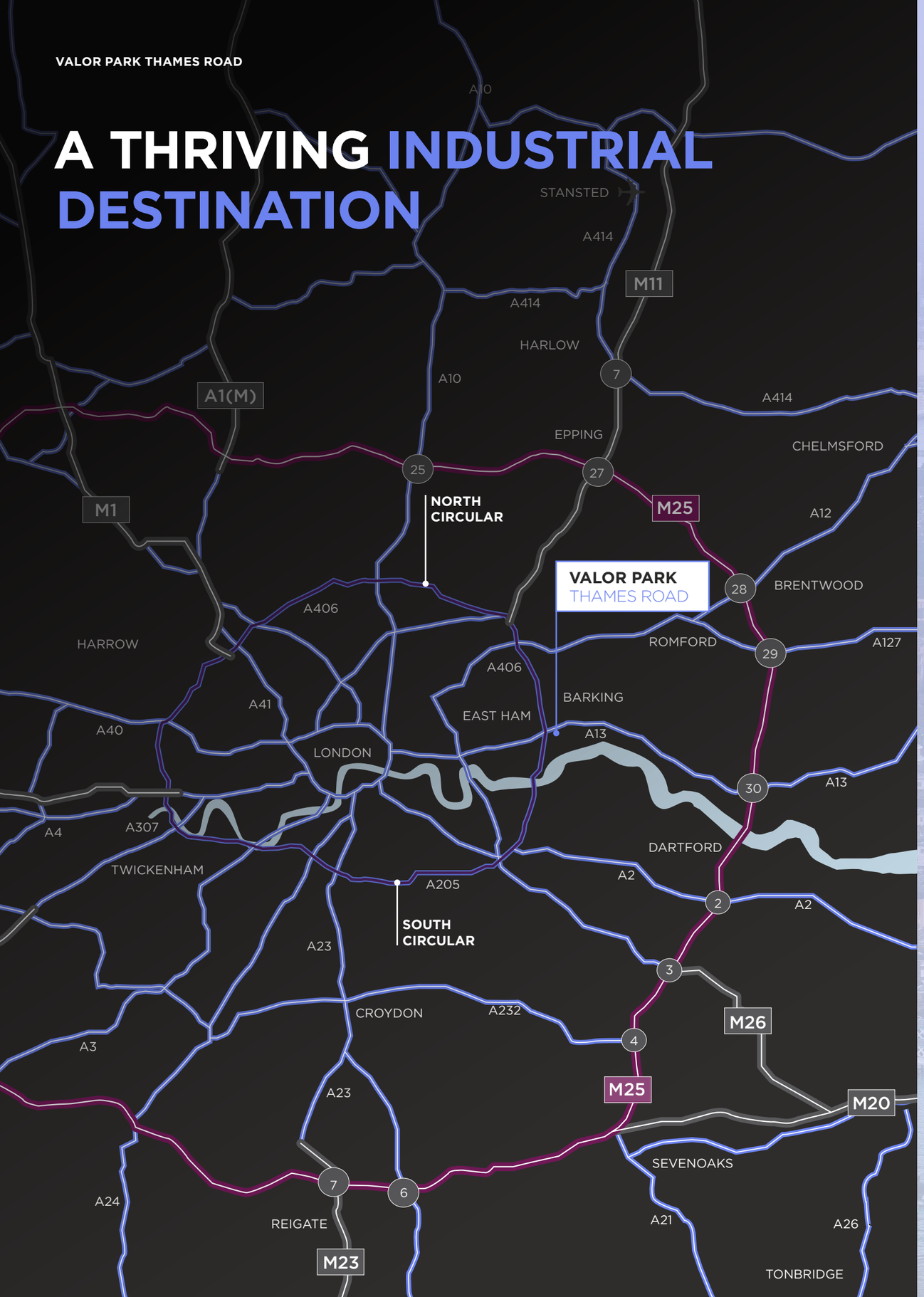
ACCOMMODATION

UNIT	(SQ FT)	(SQ M)
Warehouse	40,666	3,778
Office	5,726	532
Gatehouse		New Gatehouse to be constructed
TOTAL GEA	**46,392**	**4,310**

- 2 LEVEL ACCESS LOADING DOORS
- 27 DOCK LEVEL LOADING DOORS
- 37 CAR PARKING SPACES
- 360 DEGREE YARD
- UP TO 57M YARD DEPTH
- 5.3M CLEAR INTERNAL HEIGHT
- WAREHOUSE ROOF LIGHTS
- CLOSE PROXIMITY TO THE A13



A THRIVING INDUSTRIAL DESTINATION



3,669,409

POPULATION WITHIN 10 MILES

16%+

OF THE LOCAL POPULATION EMPLOYED IN WHOLESALE AND RETAIL TRADE

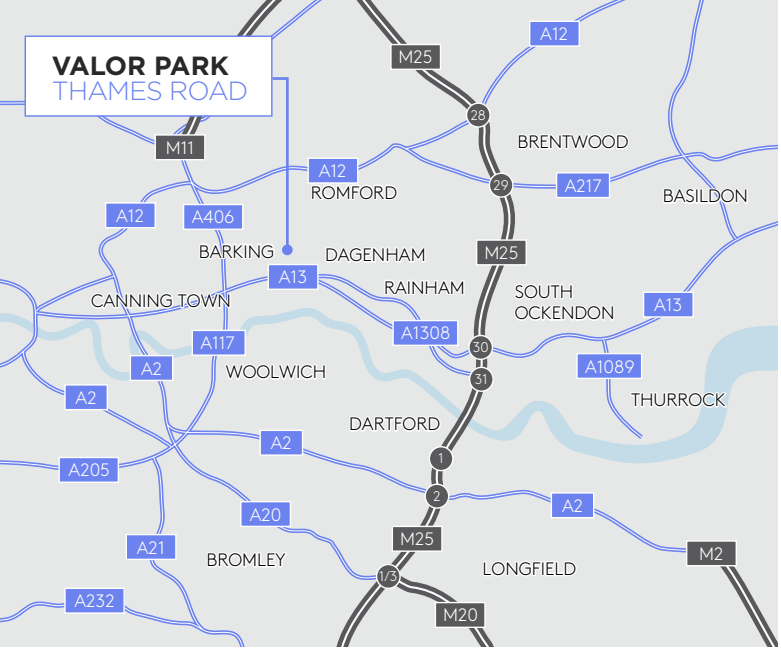
LOCATED IN THE LONDON BOROUGH OF NEWHAM, ONE OF THE FASTEST GROWING LONDON POPULATIONS

7,500+

PEOPLE LOCALLY ARE UNEMPLOYED AND ACTIVELY SEEKING WORK

0.1 MILES

TO THE A13, AND 0.6 MILES TO THE A406





LOCATION

The property is situated on the northern side of Thames Road near its junction with River Road to the west and Radford Road to the east, both of which lead directly onto the A13 Trunk Road.

The A13 Trunk Road provides excellent access to the A406 North Circular Road / M11 which in turn provides access to the M25 (J30/31).

ROAD	MILES	MINS
A13	0.4	2
A1020	1.4	4
A406 North Circular	1.6	6
A12	5.2	9
M11 J4	6.6	10
M25 J30	9.1	12

RAIL	MILES	MINS
BARKING	1.7	6
STRATFORD INTERNATIONAL	8.3	18
LONDON LIVERPOOL STREET	9.2	20

PORTS	MILES	MINS
TILBURY	16.8	22
DP WORLD	19.4	24
DOVER	74.1	1 hr 15

AIRPORTS	MILES	MINS
LONDON CITY	4.9	12
STANSTED	31.4	35

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

TERMS
Available by way of new FR&I leases on terms to be agreed.

EPC
EPC X.

RENT
Upon Application.

POSTCODE
IG11 0HB

WHAT THREE WORDS
FUEL.DIMES.CATCH

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

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