EASTERN APPROACH BARKING

C2 / C3

2 Modern industrial warehouse units

AVAILABLE TO LET

16,920 – 33,891 sq ft

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DESCRIPTION

Each unit comprises modern steel portal frame construction under pitched roofs.

The units have been fully refurbished to a high standard. and also have the benefit of fitted offices at first floor.

All of the units benefit from full height loading doors, 9.5m eaves height, level loading doors, dedicated parking spaces and good loading aprons.

Unit 2

Unit 3

SPECIFICATION C2 & C3

- **Fully refurbished**
- **Units may be combined and taken together with a secure fenced yard**
- **8m clear internal height**
- **2 x full height loading doors to each unit**
- **Fully fitted first floor ancillary offices**
- **Fenced and gated secure estate**
- **19 car parking spaces to each unit**

C2&3 BARKING EASTERN APPROACH

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ACCOMMODATION (GEA)

C2

Unit C2	sq ft	sq m
Ground Warehouse	15,653	1,454.2
First Floor Office	1,267	117.7
Total	16,920	1,571.9

C3

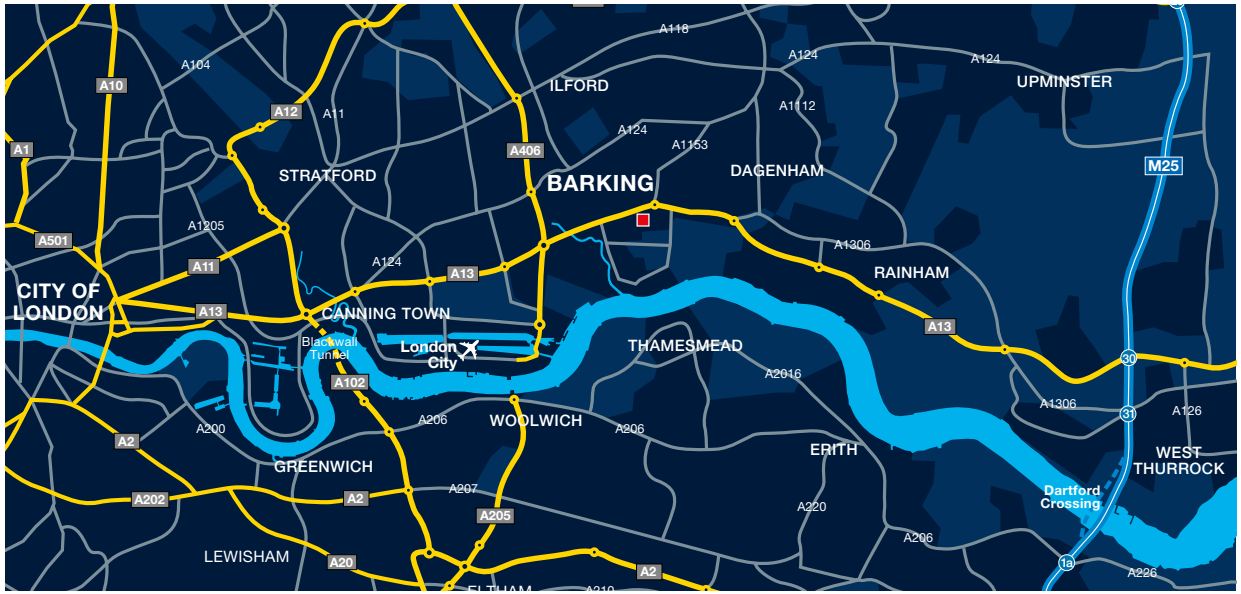
Unit C3	sq ft	sq m
Ground Warehouse	15,680	1,456.7
First Floor Office	1,291	120.0
Total	16,971	1,576.7

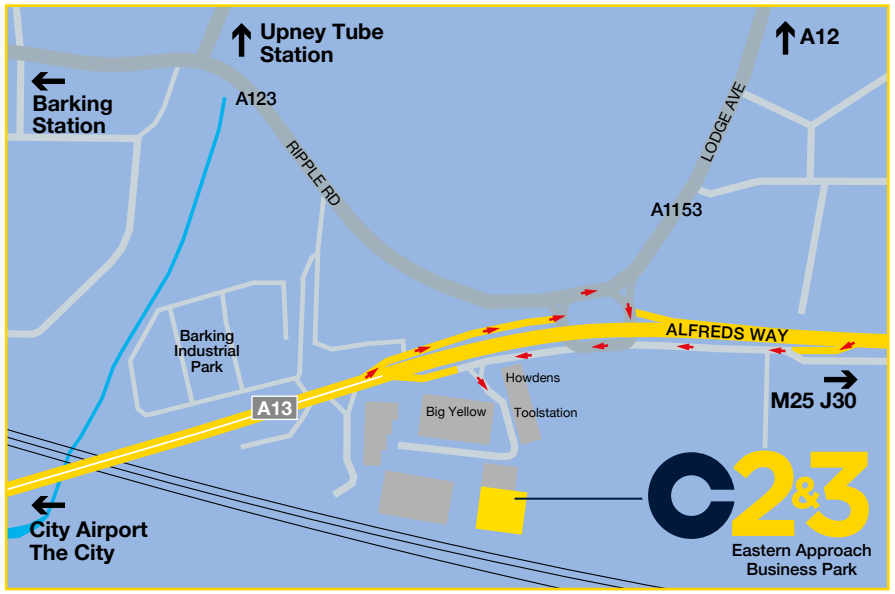
Total C2 & C3	**33,891**	**3,148.6**

Unit 2

Unit 3

C2&3 BARKING
EASTERN APPROACH





LOCATION

Eastern Approach is a prominent and well established estate within one of the principal commercial areas of Barking being situated on the A13, just to the west of the Lodge Avenue roundabout.

The A13 serves into central London and also provides swift access the A406 (North Circular Road) to the west and the M25 (junction 30/31) to the east.

DISTANCES

	miles
BARKING STATION (Overground, District, Hammersmith & City)	2
A406	2
CITY AIRPORT	5
M11	7
M25 JUNCTION 30	9
CENTRAL LONDON	11
DARTFORD CROSSING	12
STANSTED AIRPORT	29

TERMS

The property is available by way of a new FRI lease, upon terms to be agreed. Units are available individually or combined.

RENT

Rent upon application.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

The EPC ratings - available upon request.

FOR FURTHER DETAILS PLEASE CONTACT:

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. May 2026.

Designed by HEKKTA