VALOR
REAL ESTATE PARTNERS

VALOR PARK
THAMES ROAD



NEW PRIME URBAN LOGISTICS OPPORTUNITY

86,623 SQ FT (8,048 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

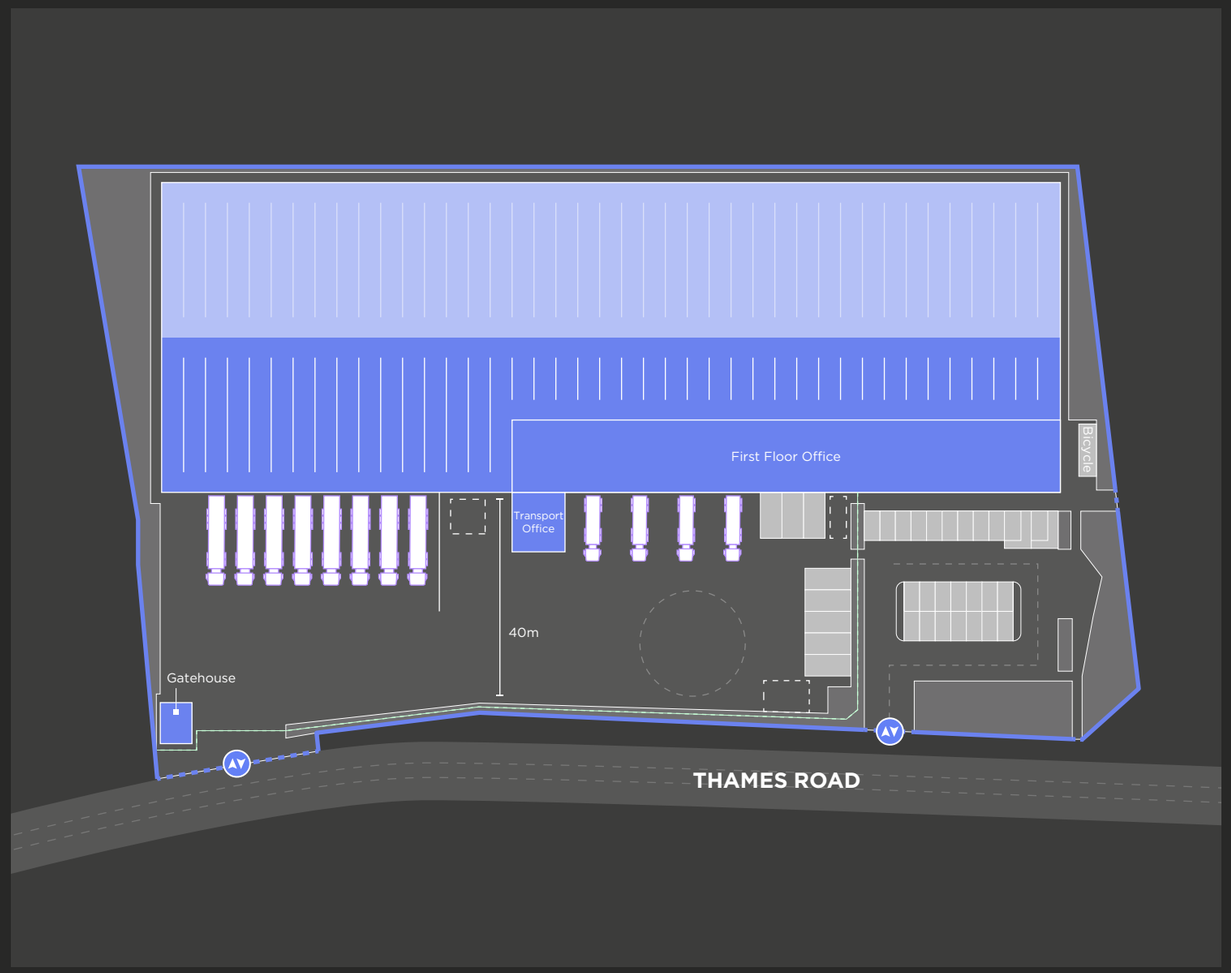
PARCELFORCE WORLDWIDE

babcock

86,623 SQ FT
BRAND NEW URBAN LOGISTICS UNIT

DESCRIPTION

3-5 Thames Road presents a prime urban logistics redevelopment opportunity in Barking, offering modern, high-specification warehouse space designed for efficiency and sustainability. The development will feature best-in-class ESG credentials, including EV charging stations, energy-efficient LED lighting and a highly sustainable design targeting top environmental ratings. With a securely fenced-in yard, the scheme is perfectly positioned to meet the demands of urban logistics and last-mile delivery.



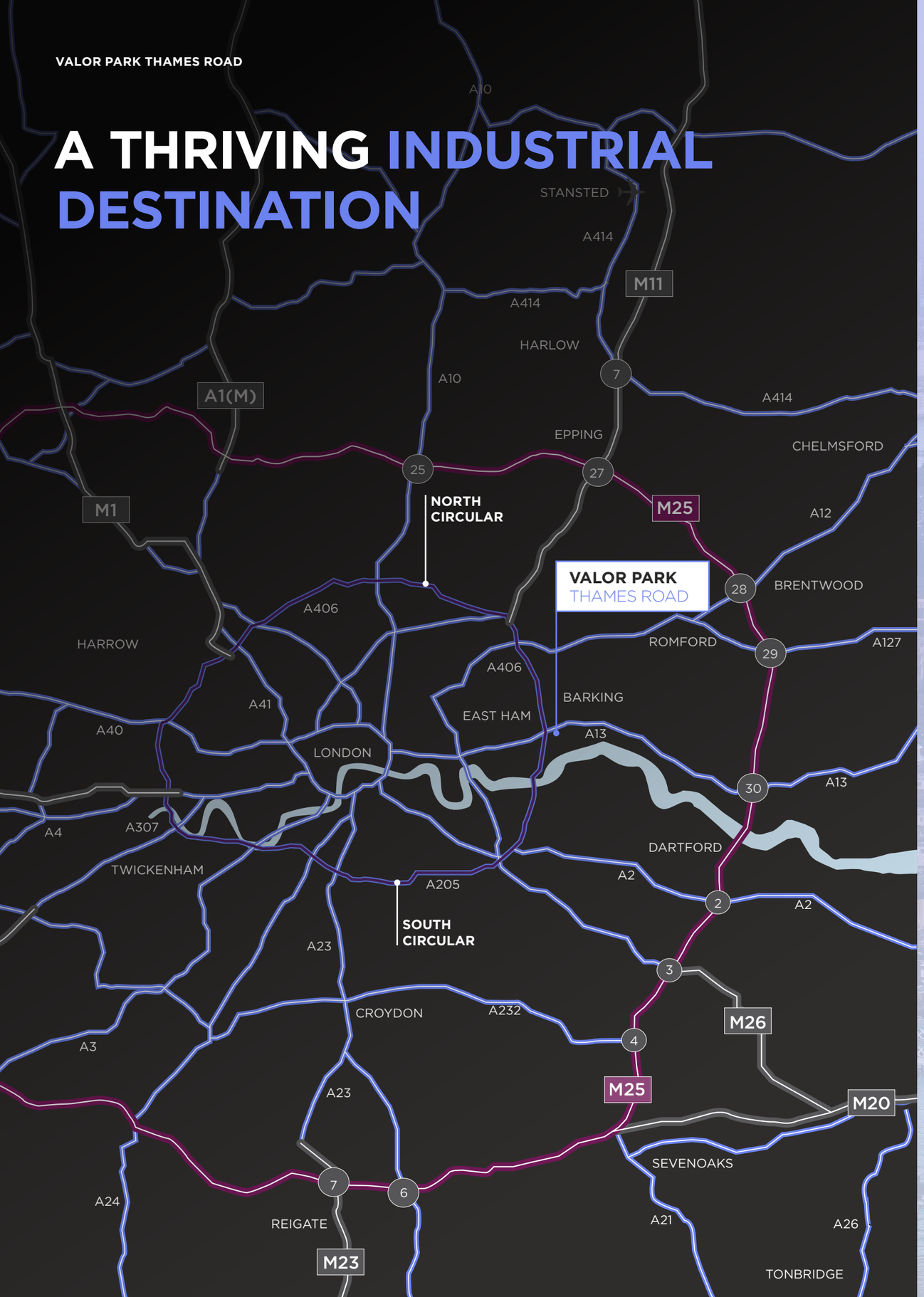
ACCOMMODATION

UNIT	(SQ FT)	(SQ M)
Warehouse	73,432	6,822
Core/First Floor Office	10,634	988
Transport Office	2,218	206
Gatehouse	339	32
TOTAL GEA	**86,623**	**8,048**

- 4 LEVEL ACCESS LOADING DOORS
- 8 DOCK LEVEL LOADING DOORS
- 25 CAR PARKING SPACES
- 8 VAN PARKING SPACES
- 40M GATED YARD DEPTH
- 12.5M CLEAR INTERNAL HEIGHT
- OFFICE LED LIGHTING
- NET ZERO CARBON
- 1MVA POWER
- PV PANELS
- RAINWATER HARVESTING
- TARGETING EPC A+
- BREEAM TARGETING EXCELLENT
- EV CHARGING
- BIKE STORAGE
- OUTDOOR AMENITY SPACE



A THRIVING INDUSTRIAL DESTINATION



3,669,409

POPULATION WITHIN 10 MILES

16%+

OF THE LOCAL POPULATION EMPLOYED IN WHOLESALE AND RETAIL TRADE

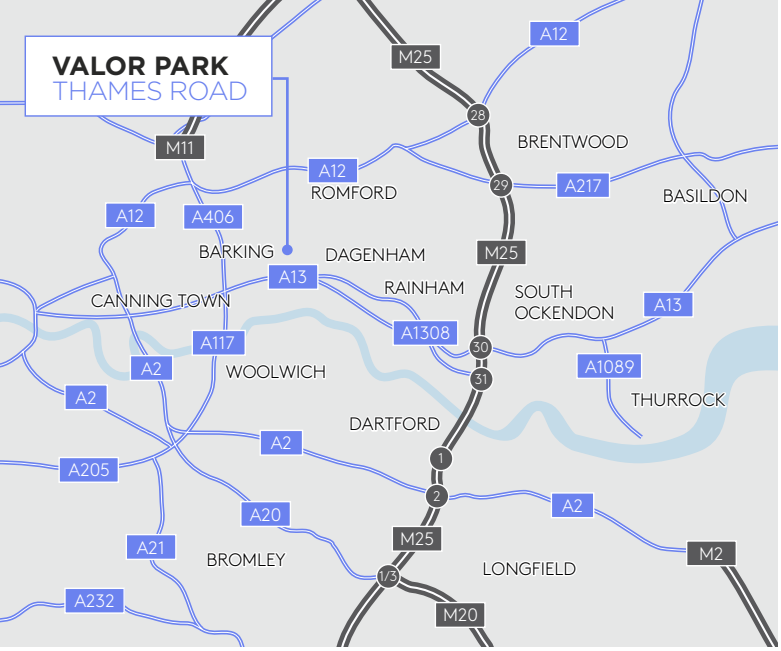
LOCATED IN THE LONDON BOROUGH OF NEWHAM, ONE OF THE FASTEST GROWING LONDON POPULATIONS

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
Targeting EPC A+

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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