

Unit B Ripple Road Industrial Estate

Barking, IG11 0SY

Modern warehouse
Available to let | 25,003 sq ft

Let to B&Q





Modern warehouse

Unit B Ripple Road is a fully refurbished high quality industrial / warehouse unit. The unit offers 8m eaves height and dedicated yard space (34m depth) to the rear of the property accessed via its own service road.

The property itself is ideally located in East London, just off the Ripple Road roundabout. Unit B benefits from additional parking underneath the canopy of the unit. Ripple Road is located in a dense residential surrounding area with a wide employment pool.



Modern warehouse

25,003 sq ft



Recently
refurbished



2 miles from
Barking Station



8m clear internal
height



Maximum yard
depth 34m



Secure yard area
for loading



6 loading doors
Unit B



24/7 access



11.5 miles
from central
London



Covered loading
areas available



Car parking
underneath canopy



Less than
16 minutes to
the M25 J30

Site plan & accommodation

Unit	Area (sq m)	Area (sq ft)
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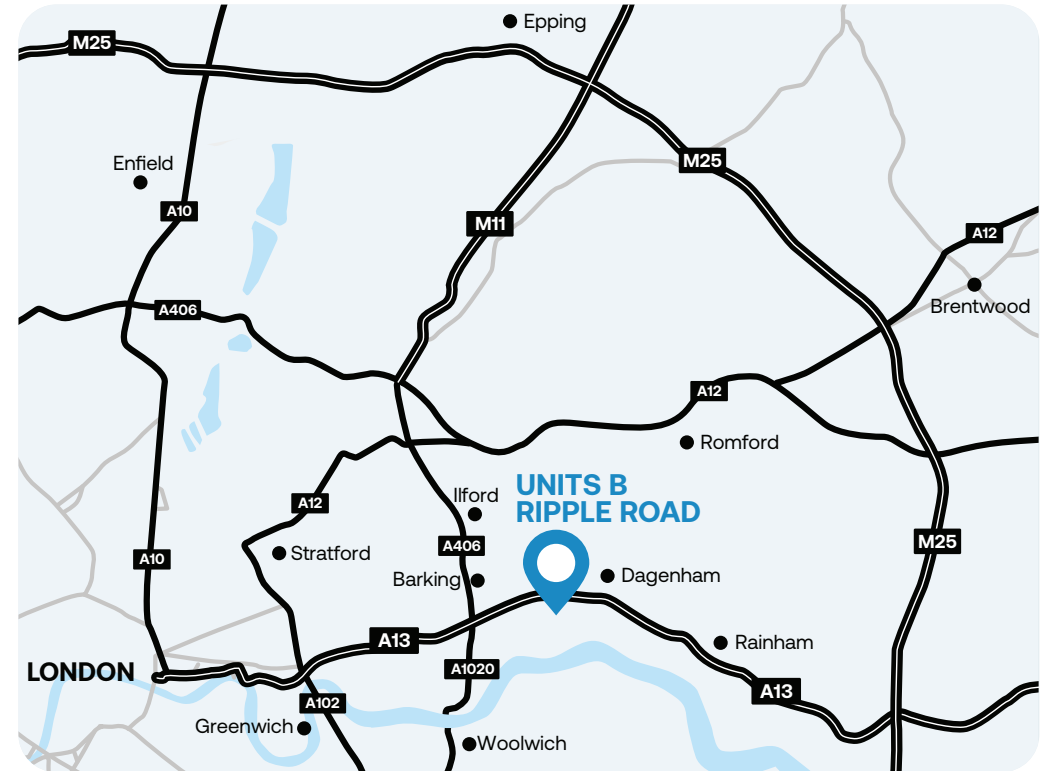
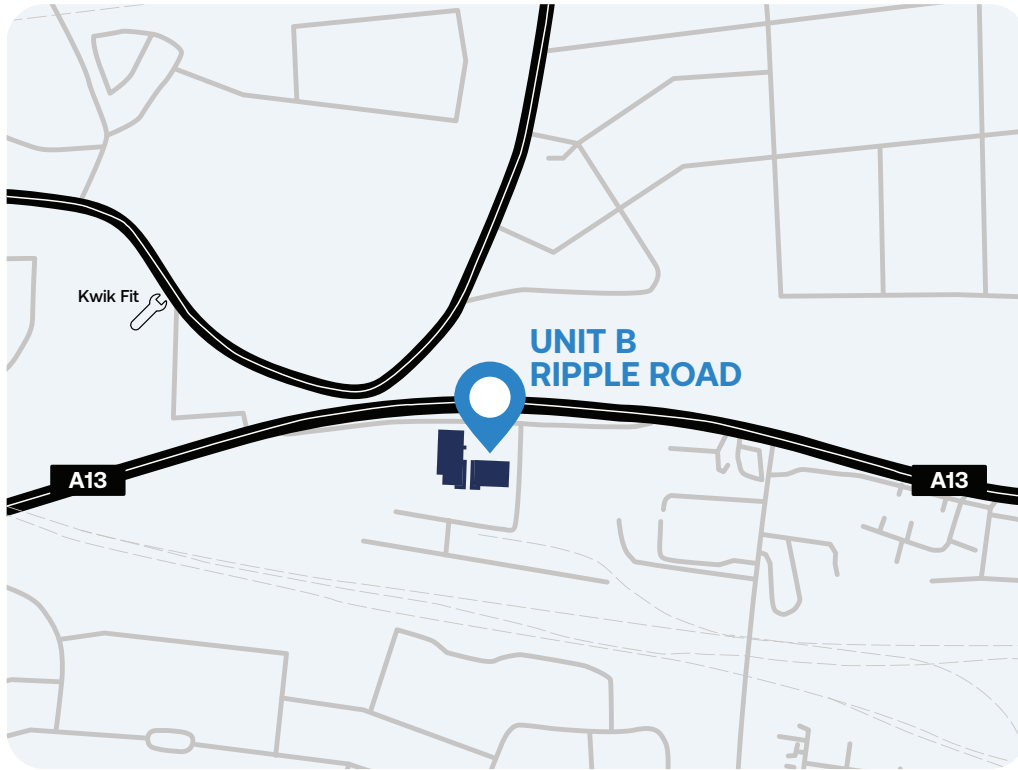
Unit B	2,323	25,003
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Total	2,323	25,003
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Location



The unit is ideally situated for travel to both Central London to the West and the M25 to the East with Ripple Road providing convenient access for deliveries, just off the incredibly busy A13. Unit B, sits just south of the A13 roughly 16 minutes from J30 M25 and 13 minutes from the A406 (North Circular Road).

Travel times

By Rail

Distance

Upney Station

0.7 miles

Barking Station

2 miles

Barking Riverside

2.5 miles

By Bus

Distance

Bus stop

5 min walk

By Road

Distance

A13

Immediate

A406

1.9 miles

A12

5.7 miles

M11 (J4)

6.3 miles

M25 Junction 30

9 miles

City Airport

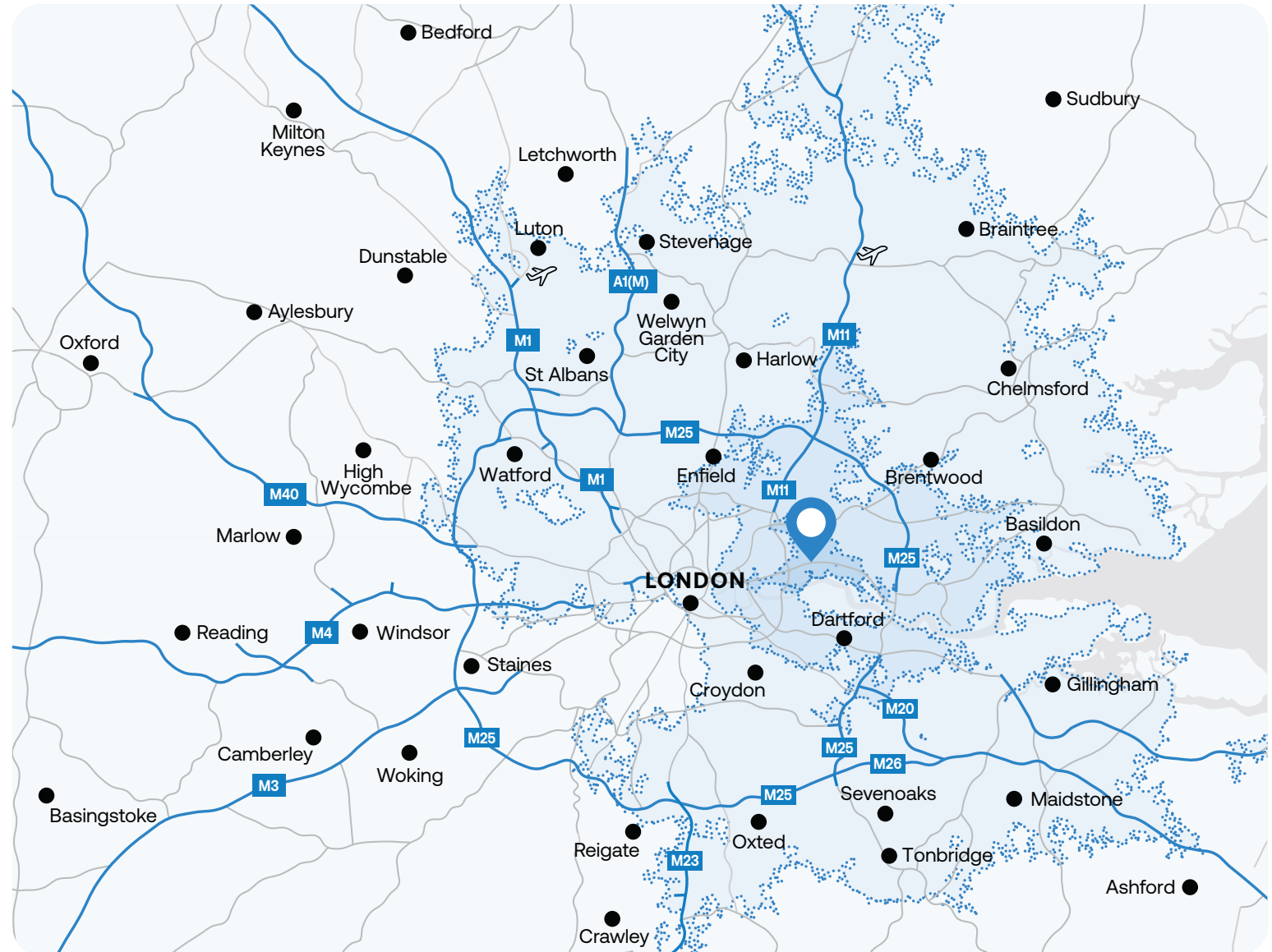
5.3 miles

Car drive times

15mins

30mins

60mins



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[Book a viewing](#)

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Further information:

EPC

EPC rating B, targeting EPC A on completion of refurb works.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

Available on new full repairing terms as either a whole or in individual units. Full quoting terms upon request.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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