

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

VALOR PARK THAMES ROAD

BARKING IG11 0HB

NOTABLE LOCAL
OCCUPIERS INCLUDE



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



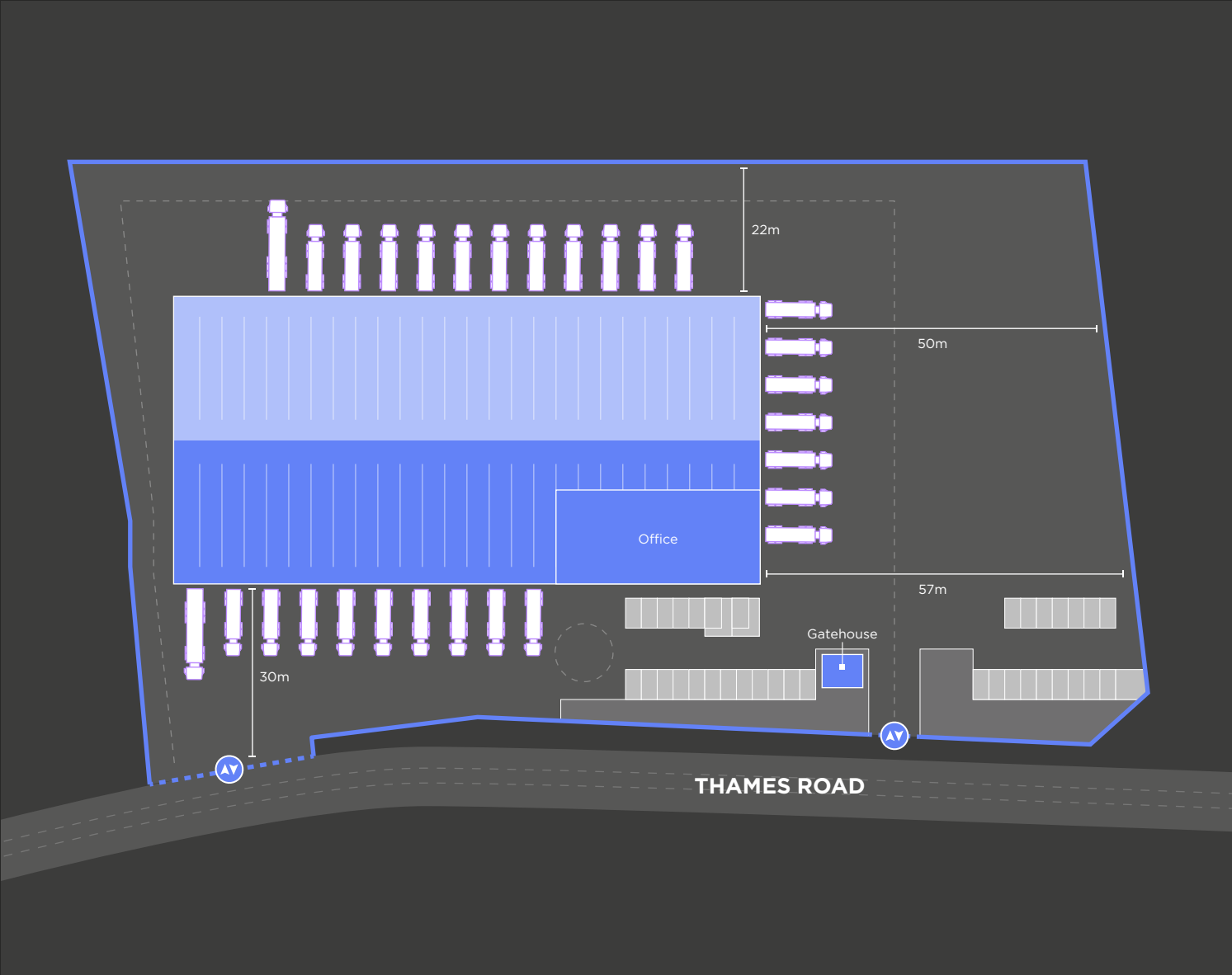
5.3M CLEAR
INTERNAL HEIGHT

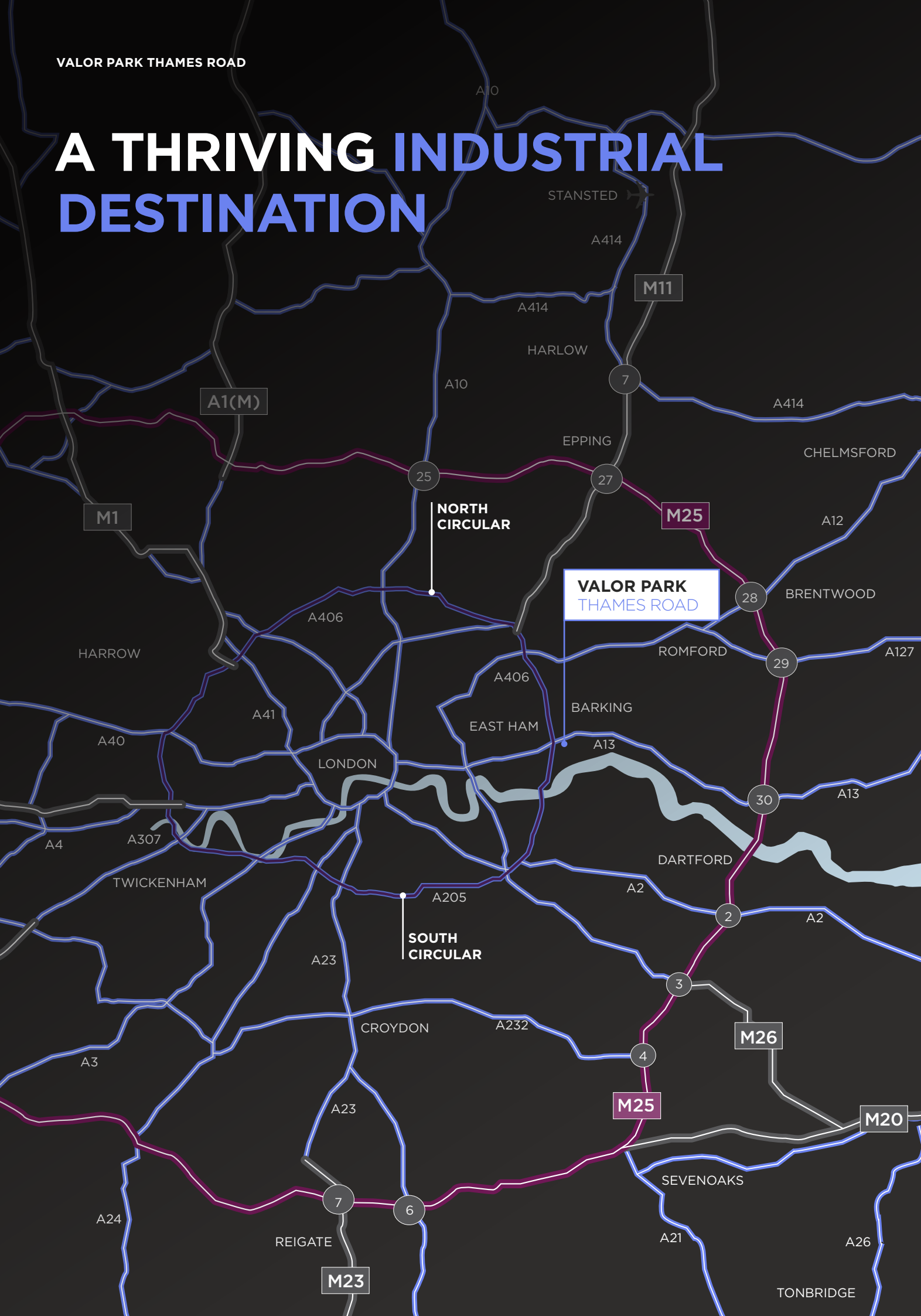


WAREHOUSE
ROOF LIGHTS



CLOSE PROXIMITY
TO THE A13





3,669,409

POPULATION WITHIN 10 MILES



16%+

OF THE LOCAL POPULATION EMPLOYED IN WHOLESALE AND RETAIL TRADE

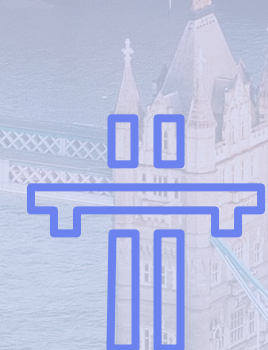


LOCATED IN THE LONDON BOROUGH
OF NEWHAM, ONE OF THE FASTEST
GROWING LONDON POPULATIONS



7,500+

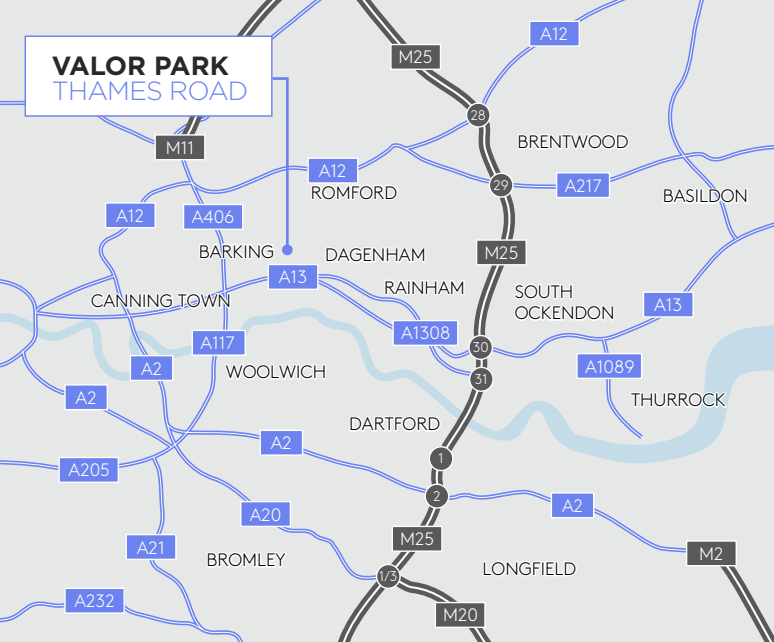
PEOPLE LOCALLY ARE UNEMPLOYED
AND ACTIVELY SEEKING WORK



0.1 MILES

TO THE A13, AND 0.6 MILES TO THE A406

VALOR PARK THAMES ROAD



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 |

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.

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 |

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:



WILL FENNELL
07818 538 230
will.fennell@montagu-evans.co.uk

LUCA NARDINI
07795 501 905
luca.nardini@montagu-evans.co.uk



STEPHEN RICHMOND
07771 900 682
stephen.richmond@ryan.com

CHRIS BIRCH
07976 681 95
christopher.birch@ryan.com

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Montagu Evans & Ryan in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Montagu Evans & Ryan nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. July 2025.