



TO LET

**Unit 11, Buzzard Creek Industrial Estate,
River Road, Barking, IG11 0EL**

2,500 sq ft

Industrial / Warehouse



River Road, Barking, IG11 0EL

Description

The available accommodation at Buzzard Creek Industrial Estate comprises a selection of terraced industrial units of steel frame construction, providing predominantly clear warehouse accommodation with ancillary office and WC facilities.

The units are accessed via electric roller shutter loading doors and benefit from three-phase power, making them suitable for a wide range of light industrial, trade and storage occupiers.

Externally, the units benefit from loading to the front of the property, with dedicated parking and additional estate parking available within the central courtyard. The estate is secure and gated, with 24-hour access and estate CCTV, providing an attractive and practical environment for occupiers.

- Secure gated estate with CCTV
- 24/7 access
- Electric roller shutter loading doors
- Three-phase power
- On-site and estate parking

Location

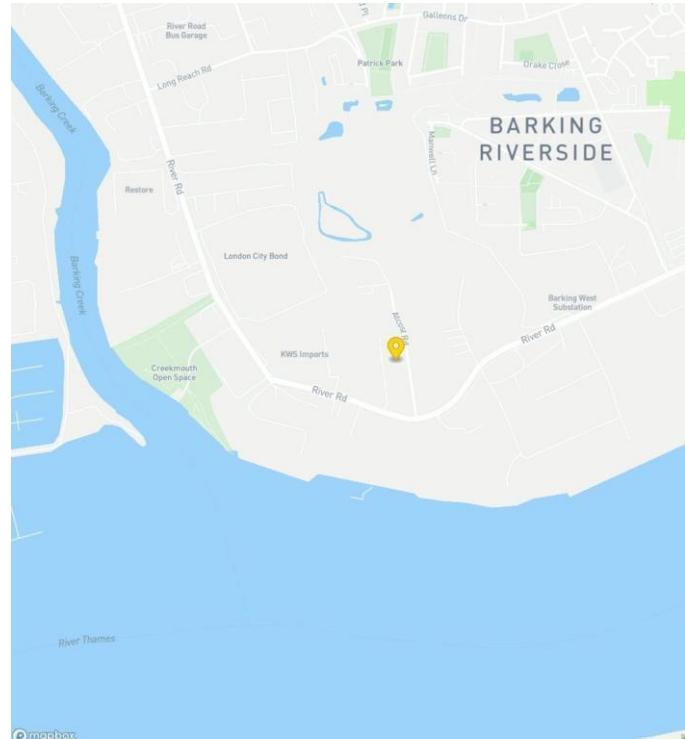
The popular Buzzard Creek Industrial Estate is situated on River Road, Barking, within an established and well-regarded industrial location in East London.

The estate benefits from excellent road connectivity, being approximately 0.5 miles from the A13, which provides direct access westbound to the City of London (approximately 9 miles) and eastbound to the M25 (Junction 30), located approximately 5 miles away. The A406 North Circular Road is also readily accessible at approximately 3 miles, providing wider connectivity across Greater London.

Public transport connections are provided by Barking Station, located approximately 1.5 miles to the north, offering London Underground (District and Hammersmith & City lines), London Overground, and National Rail services. A number of bus routes operate along River Road, providing further links to Barking town centre and the surrounding areas.

Accommodation

Name	sq ft	sq m	Availability
Unit 11	2,500	232.26	Available



Terms

To Let

Rent

Rent on application

EPC

TBC

VAT

Applicable.

Contacts

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