

UNIT B2 BARKING

EASTERN APPROACH

▲ BRAND NEW HIGH QUALITY SEMI-DETACHED WAREHOUSE UNIT
25,353 SQ FT
TO LET

▲ LOCATED WITHIN BARKINGS PREMIER LOGISTICS LOCATION, WITH IMMEDIATE ACCESS TO THE A13







12m clear internal height



50kN/m² floor loading



3 x level loading doors



Gas supply



200 kVA electricity supply



Quality office accommodation



24 bicycle spaces



BREEAM Rating
"Very Good"



16 car parking spaces,
including
4 EV charging points



EPC rating A

ACCOMMODATION (GEA)

	sq ft	sq m
● UNIT B1		
Ground	2,154.6	
First Floor	2,023	187.9
Total	25,215	2,342.5
● UNIT B2		
Ground	23,328	2,167.2
First Floor	2,025	188.4
Total	25,353	2,355.4

LET

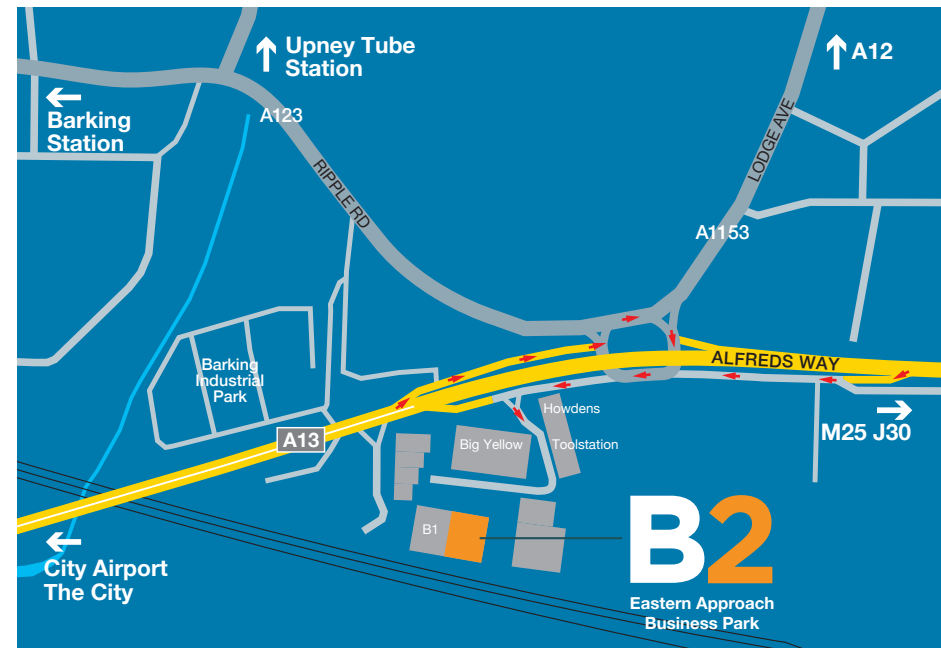


DESCRIPTION

Unit B2 is a brand-new high-quality warehouse unit, with office accommodation at first floor level.

Loading is via 3 full height loading doors on to a generous loading apron, together with separate car parking to the front of the unit.





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.

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

EPC Rating A.

FOR FURTHER DETAILS PLEASE CONTACT:



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Designed by
HEKTA