

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

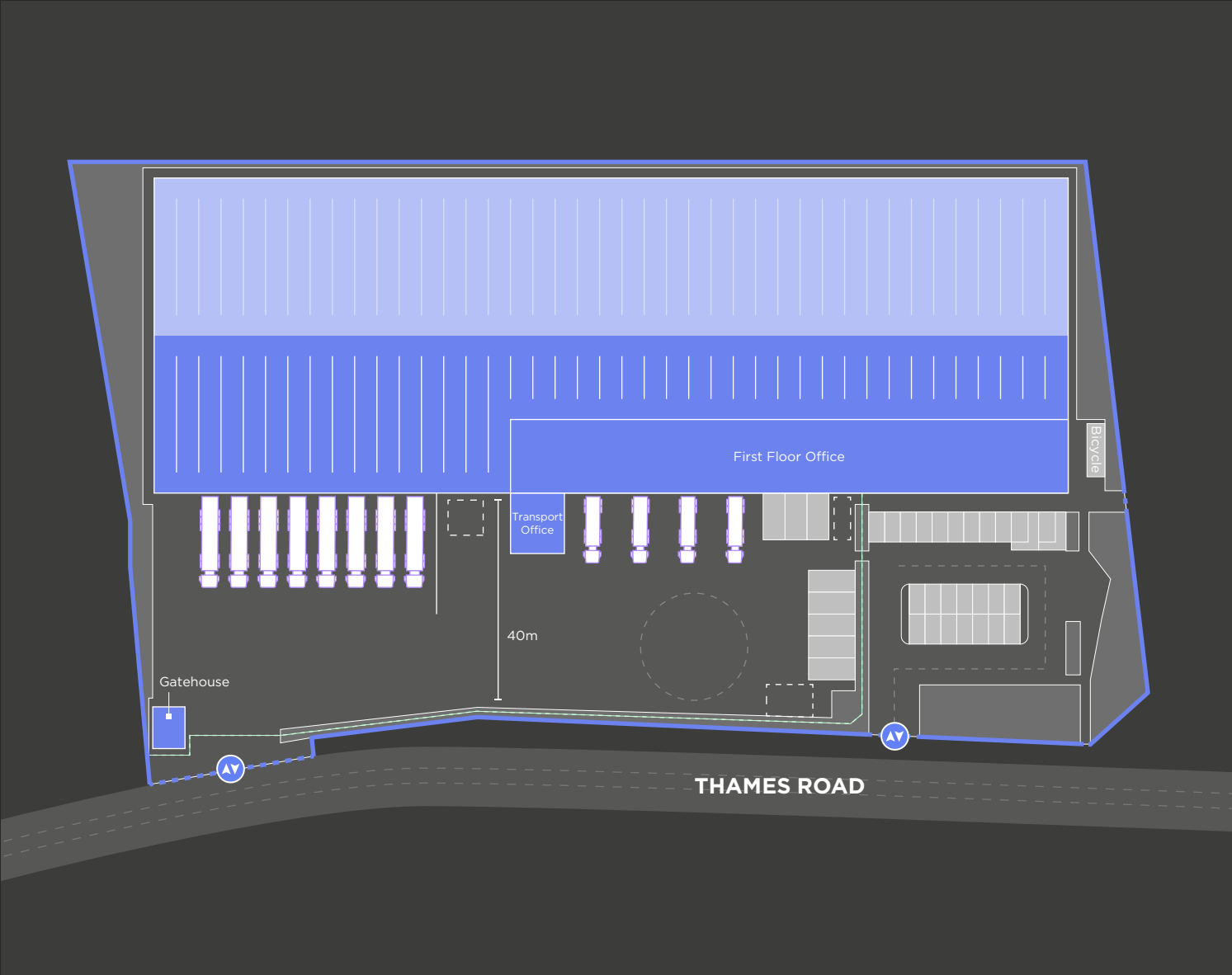
NOTABLE LOCAL
OCCUPIERS INCLUDE



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

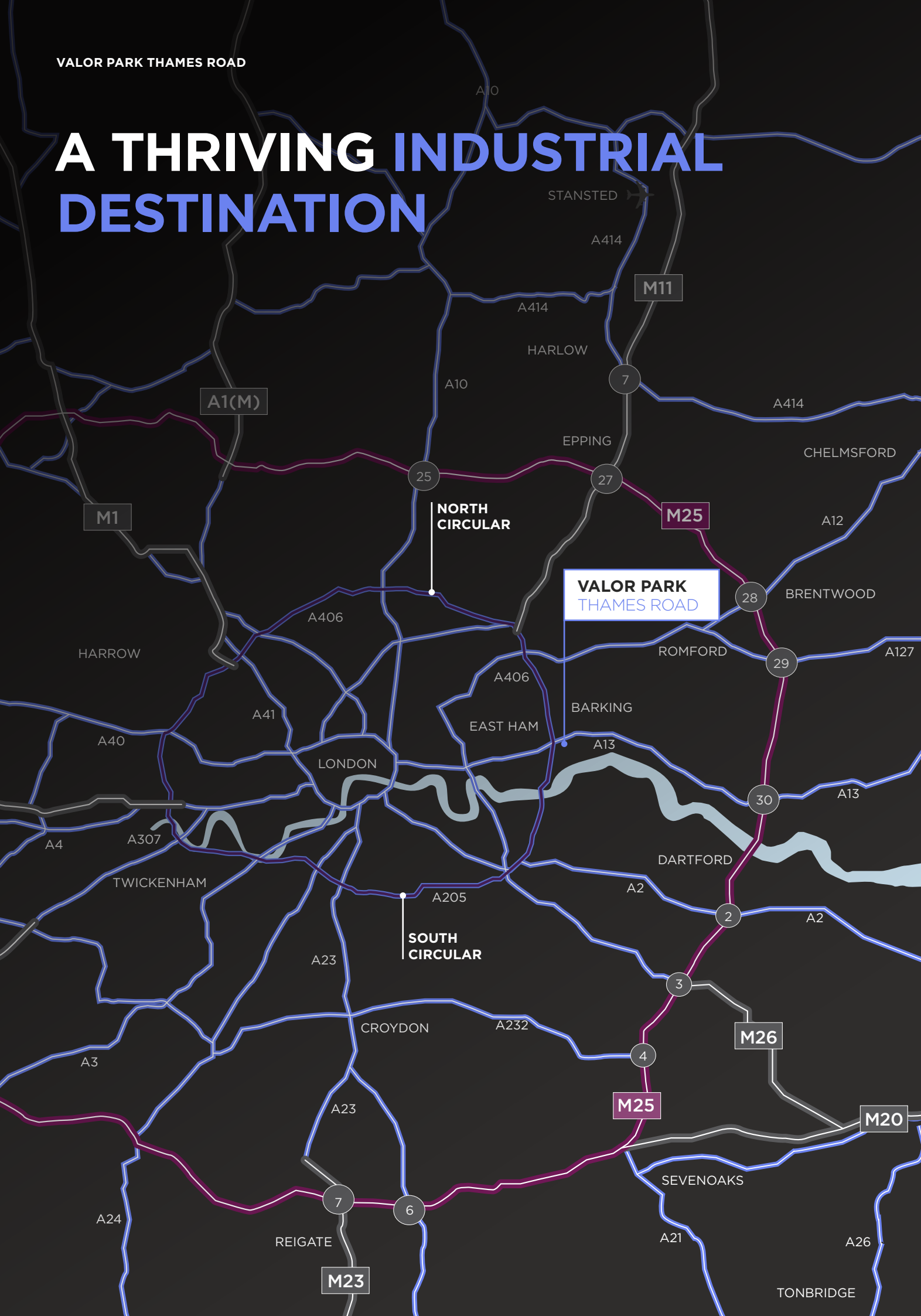


BIKE
STORAGE



OUTDOOR
AMENITY SPACE





3,669,409

POPULATION WITHIN 10 MILES



16%+

OF THE LOCAL POPULATION EMPLOYED IN WHOLESALE AND RETAIL TRADE

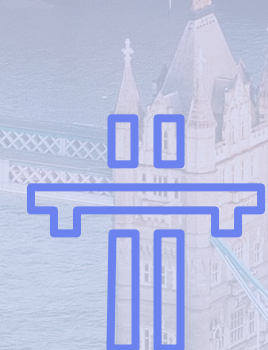


LOCATED IN THE LONDON BOROUGH
OF NEWHAM, ONE OF THE FASTEST
GROWING LONDON POPULATIONS



7,500+

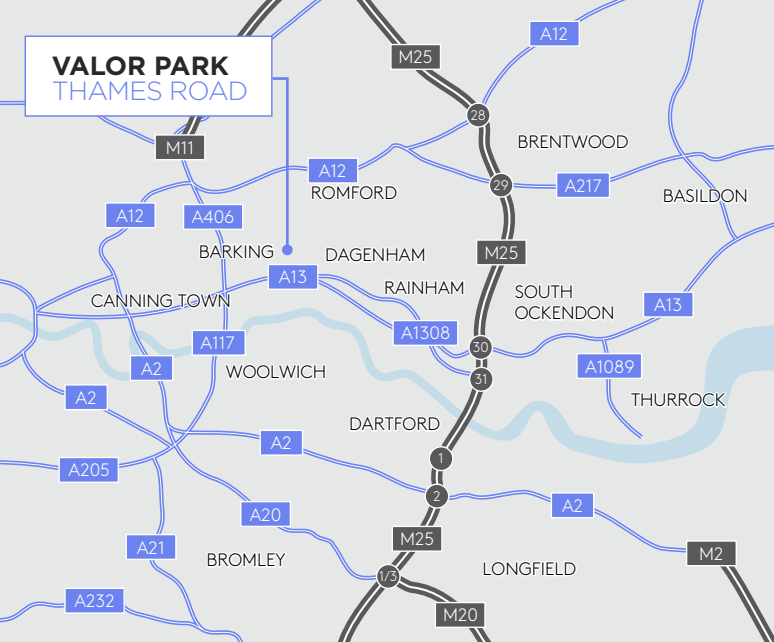
PEOPLE LOCALLY ARE UNEMPLOYED AND ACTIVELY SEEKING WORK



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

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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