

INDUSTRIA - LONG REACH ROAD, BARKING, IG11 0JH

Industria

Units ranging from 480 to 14,358 sq ft, across a new iconic multi-storey industrial development totalling 102,840 sq ft

Units Available Now



Industria will set for sustainable indu

Set the new standard for flexible, multi-storey industrial workspace.





Multiple levels of flexibility.

Industria is a new generation of industrial development in London, bringing forward flexible industrial and commercial floorspace that has the community in mind at the core of it's development.

The scheme provides 45 new Industrial Warehouse and Creative Space units with great amenity space including a cafe, co-working lounge, meeting rooms and external break out space, specifically designed to bring local businesses together.

45 units comprising
of 20 Industrial
Warehouse units
and 25 Creative
Space units

480 sq ft smallest
available
unit size

5,217 sq ft largest
singular
unit size

3 goods lifts

1 vehicular ramp to
1st and 2nd floor

65 car parking
spaces

2 passenger lifts

Industria sets the standard for multi-storey development by providing a new best in class, market ready, ramped up industrial scheme in Barking.

This forward-thinking industrial development is a great example of the new intensified industrial product that will be coming forward in London to address the land supply constraints the city faces.

Ready for future workspace?

Industria provides 45 units in a range of sizes, with flexible lease terms available where businesses can adapt and grow within the development across multiple levels.

- Suitable for a diverse mix of local and national businesses including the creative, arts, media, advanced manufacturing, technology and food trades
- Suitable for E (industrial and research development processes), B2 and B8 use classes
- Vibrant amenity space, public café and co-working lounge allowing businesses to easily collaborate with occupiers and local companies
- Floor to ceiling windows with access from Long Reach Road allowing occupiers to trade directly with the public
- Collaborative Creative Space offering for SME's





Example creative space unit

GO.



IG11

Connectivity at every level.



- 4 minutes to the A13
- 6 minutes to the North Circular (A406)
- 15 minutes to the M25
- 16 minutes to Blackwall Tunnel



- Links to the EL3 bus route on Long Reach Road and River Road
- EL3 bus route goes directly to Barking Station



- 11 minute drive to Barking Station
- 5 minute drive to Barking Riverside Station



- 20 minute drive to London City Airport

Occupier Amenities



Unit fit out:

- Shell and core fit out
- Sprinkler and fire alarm system
- BT Masterpoint
- Power floated concrete floor
- Exposed soffit and services to ceilings



Creative Space units:

- Heating and cooling provided /AC system
- Mixed mode ventilation and mechanical ventilation
- 8m column grid
- Lighting installation by landlord
- 1.6m tall ribbon windows – openable and fixed
- Communal WC's and kitchen on each floor



Industrial warehouse units:

- Ground floor units (unit 03-06) facing Long Reach Road have 7m tall 'shopfront' entrance doors
- Metal framed double glazed windows providing natural light - fixed
- 8m column grid
- Accessible WC per unit
- Roller shutter doors
- Demised loading area outside each unit
- Natural ventilation



Shared building amenities:



24/7 access to all units
and onsite security



Dedicated reception area



CCTV



Café



Fibre optic broadband
connectivity



Co-working lounge and
meeting rooms



HGV loading area
on ground floor



Secure cycle storage (64 bikes) and
shower and changing facilities



Communal top deck amenity with
seating and break out space



65 car parking spaces, including
EV charging points



Communal refuse area



Passenger lifts



Goods lifts



Covered loading on
ground and first floor

Putting Sustainability at the forefront



Industria has been designed to support staff wellbeing, improve energy efficiency and reduce carbon emissions. Targeting BREEAM 'Excellent' standard and an A+ EPC rating.

Environment



BREEAM 'Excellent' (targeted)



EPC Rating A+ (targeted)



Electric Vehicle charging points



100% Photovoltaic roof cover



Cycle store



LED lighting



Great natural daylight throughout units

Social



Ground floor café and co-working lounge



Communal top deck amenity with seating and break out space



Feature green walls, landscaping and street level planting



Supporting and strengthening the local industrial community in Barking

G. Ground level.

Industrial Warehouse Units

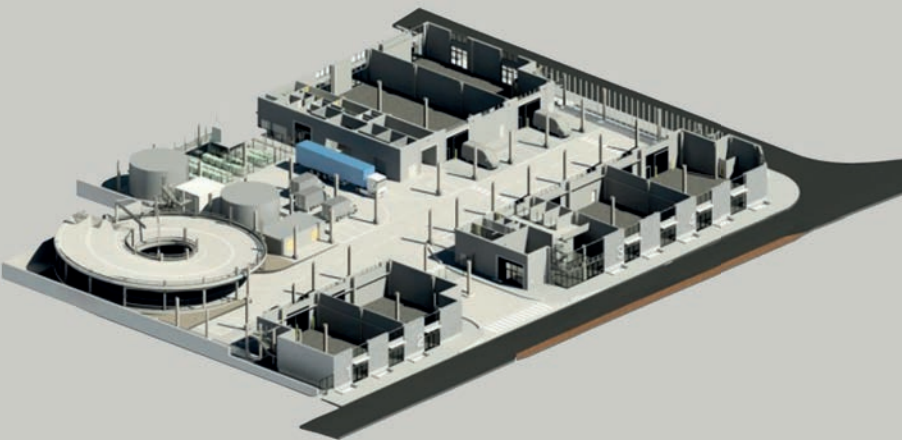
North Block

6.8m clear height
20kn/sq m floor loading

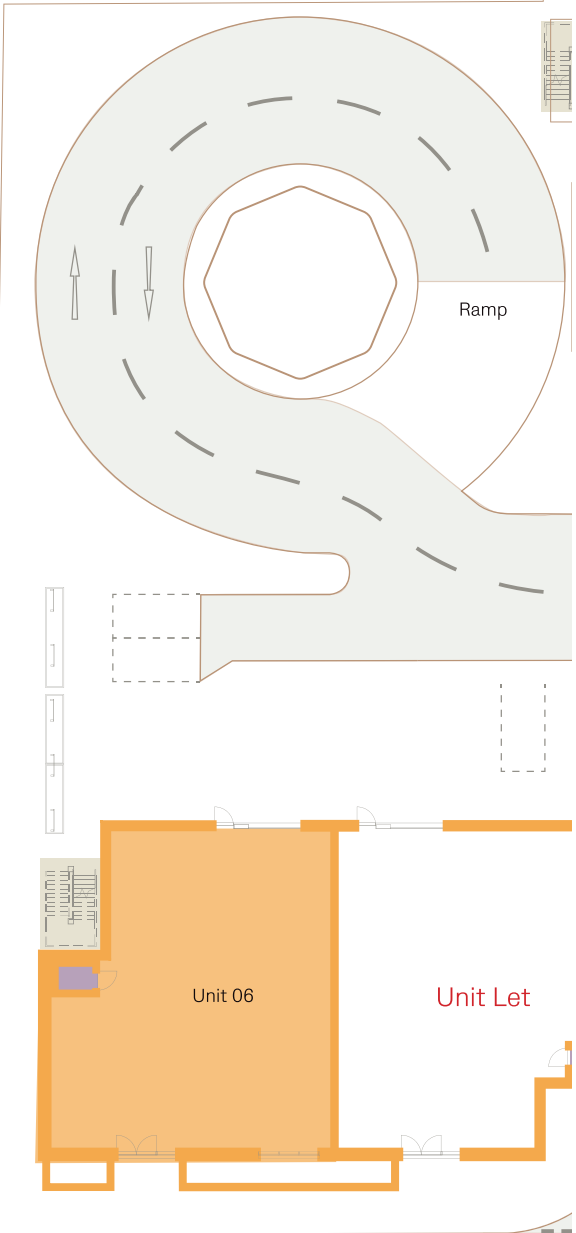
South Block

7.1m clear height
20kn/sq m floor loading

- One roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Industrial Warehouse Units		
North Block	Sq Ft	Sq m
Unit 01		Unit Let
Unit 02		Unit Let
South Block	Sq Ft	Sq m
Unit 03	3,457	321
Unit 04		Unit Let
Unit 05		Unit Let
Unit 06	2,751	256



Amenities

Café/Business Lounge



Goods lift



Bike Store



Passenger Lifts



Bin Store



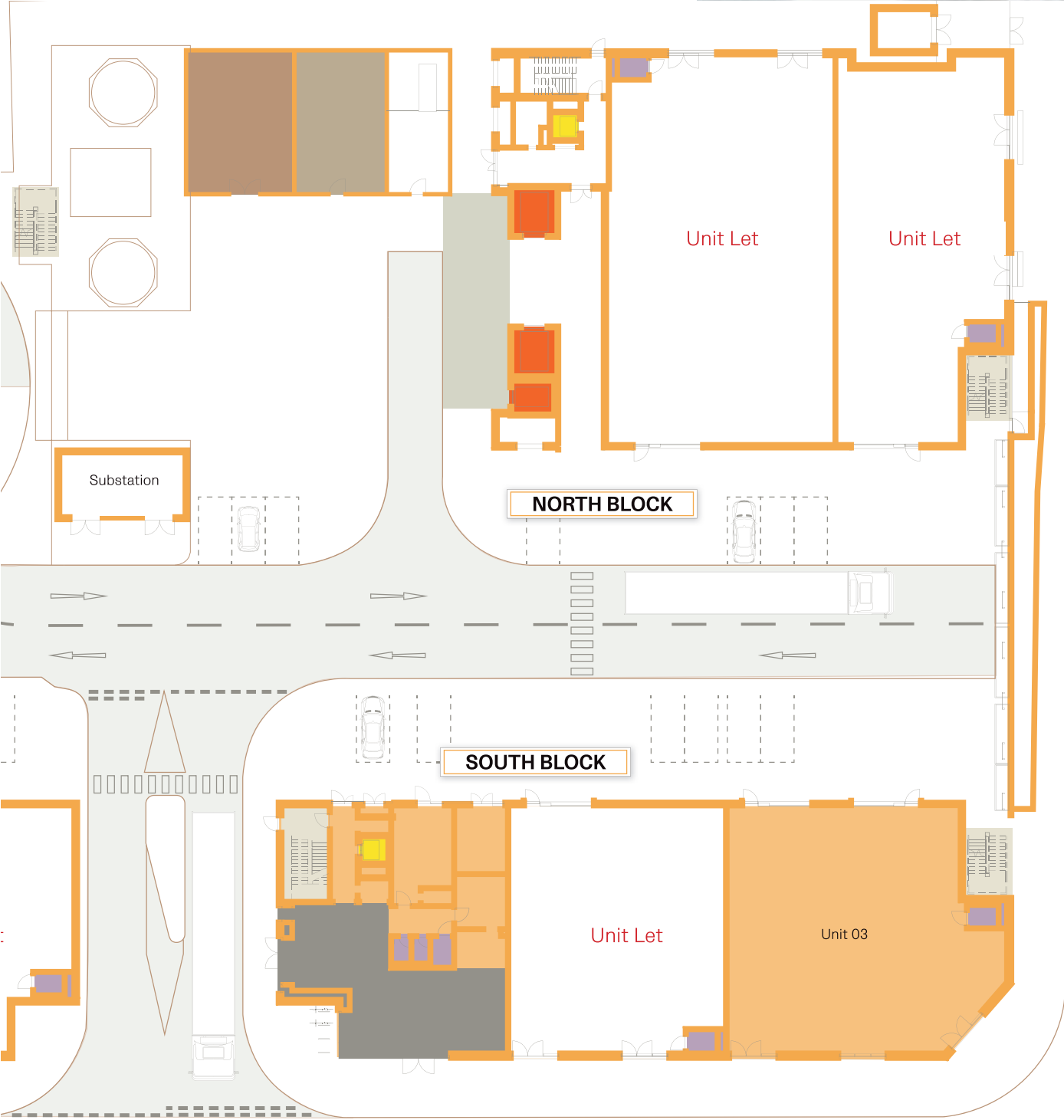
Toilets



Loading Bay



Example warehouse unit



LONG REACH ROAD IG11

CREEK ROAD IG11

1 First level.

Industrial Warehouse Units

North Block

7.1m clear height
15kn/sq m floor loading

South Block

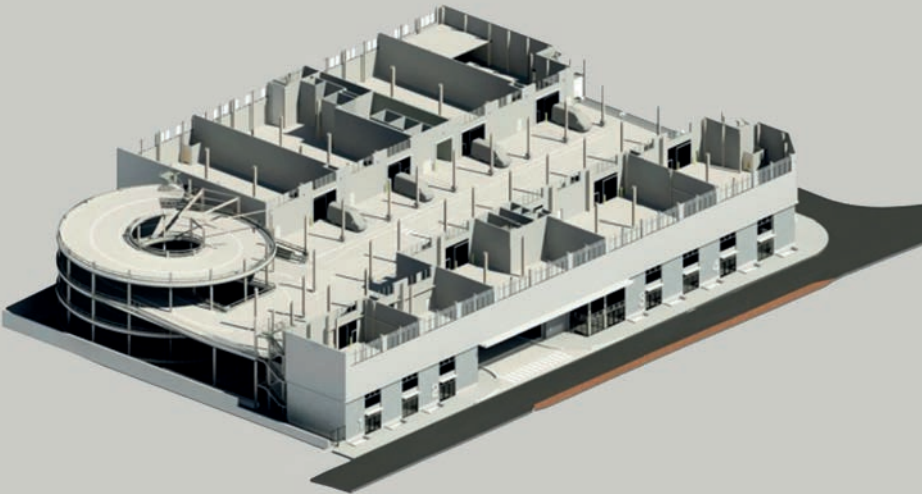
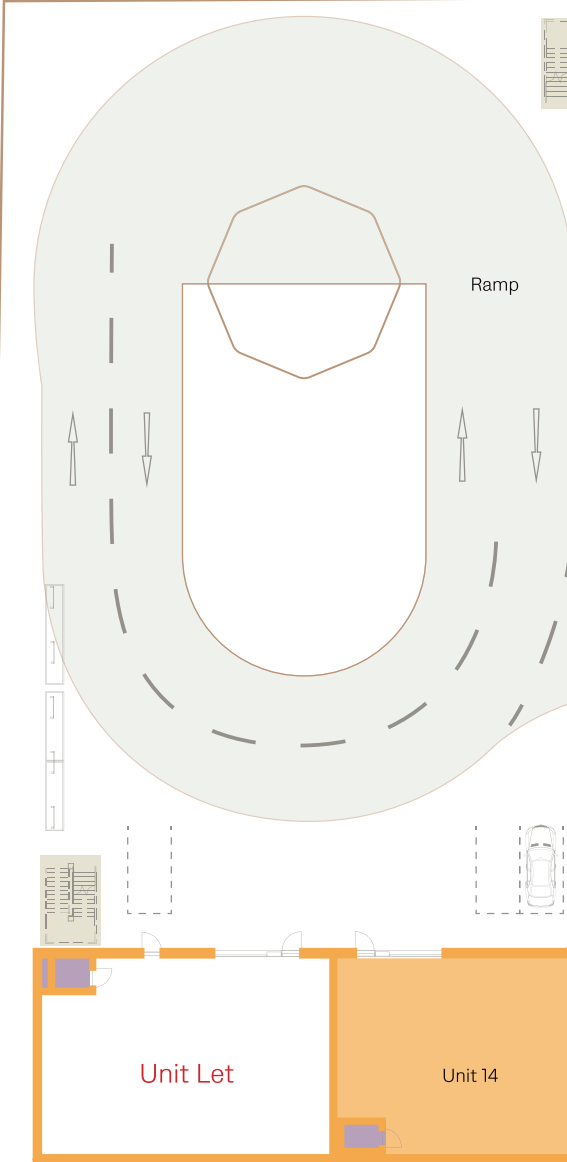
7.1m clear height
15kn/sq m floor loading

- At least one roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit

Industrial Warehouse Units		
North Block	Sq Ft	Sq m
Unit 07	4,997	464
Unit 08	5,217	485
Unit 09	4,841	450
Unit 10	3,811	354
South Block	Sq Ft	Sq m
Unit 11	3,646	339
Unit 12	4,776	444
Unit 13	4,123	383
Unit 14	1,813	168

Unit 15

Unit Let



Amenities

Goods lift



Toilets



Passenger Lifts



Example warehouse unit



2 Second level.

Creative Space Units

North Block

3.5m clear height
15kn/sq m floor loading

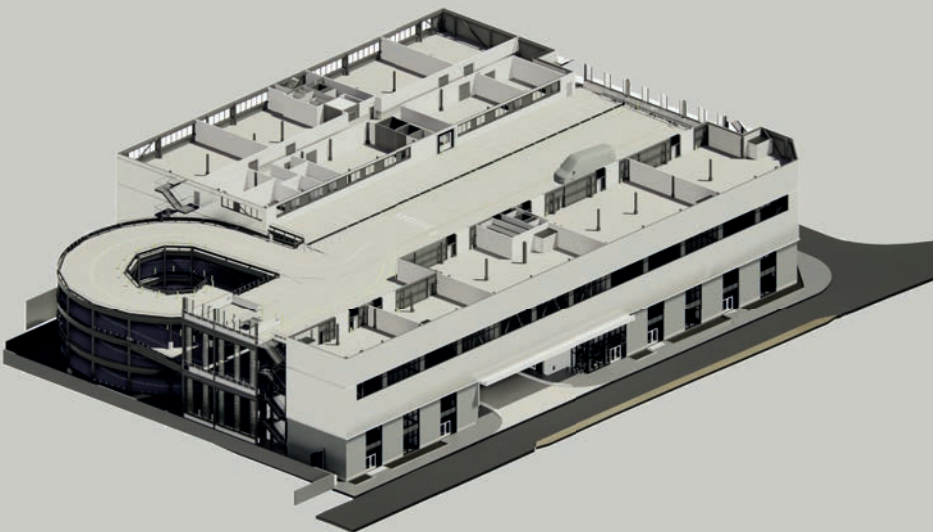
- Car parking
- Five unisex communal WCs
- Communal kitchen

Industrial Warehouse Units

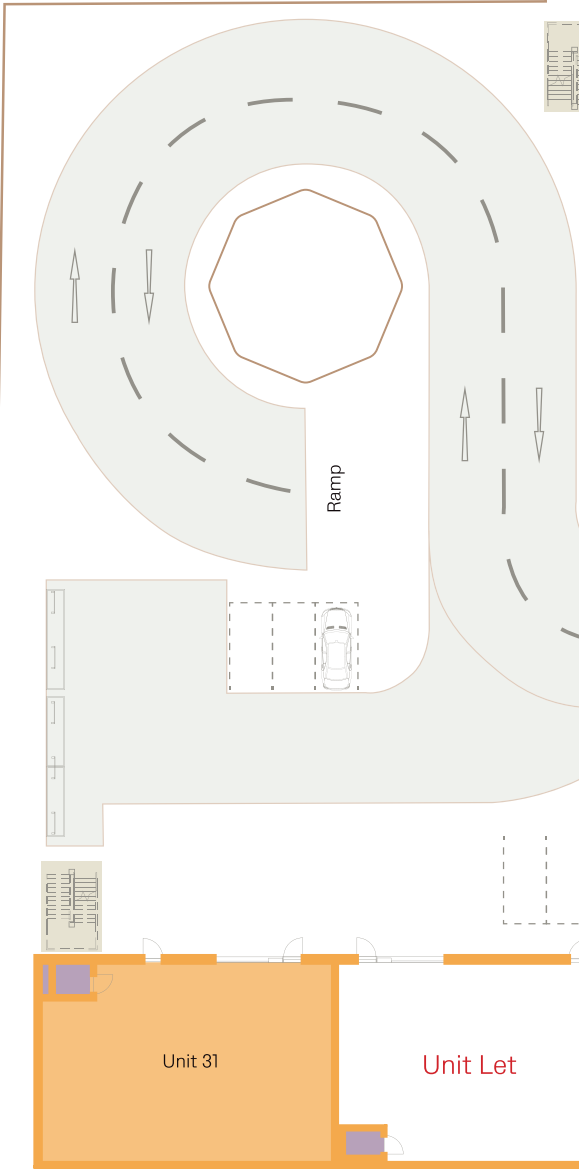
South Block

6.0-6.6m clear height
15kn/sq m floor loading

- At least one roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Creative Space Units		
North Block	Sq Ft	Sq m
Unit 16	2,596	241
Unit 17	Unit Let	
Unit 18	2,523	234
Unit 19	2,144	199
Unit 20	Unit Let	
Unit 21	1,710	159
Unit 22	1,741	162
Unit 23	Unit Let	
Unit 24	Unit Let	
Unit 25	Unit Let	
Unit 26	Unit Let	



Industrial Warehouse Units		
South Block	Sq Ft	Sq m
Unit 27	3,669	341
Unit 28	4,790	445
Unit 29	4,108	382
Unit 30	Unit Let	
Unit 31	1,932	179

Amenities			
Goods lift		Toilets	
Passenger Lifts		Communal Kitchen	



3

Third level.

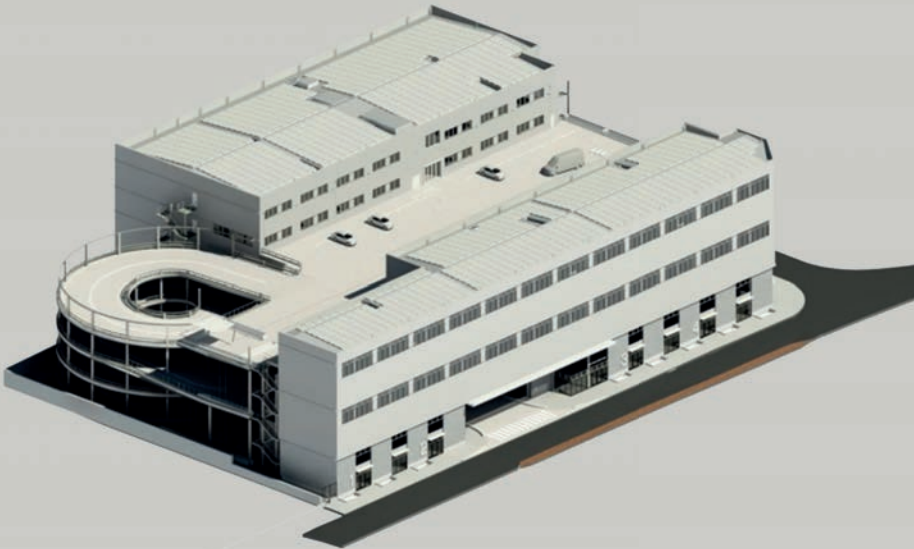
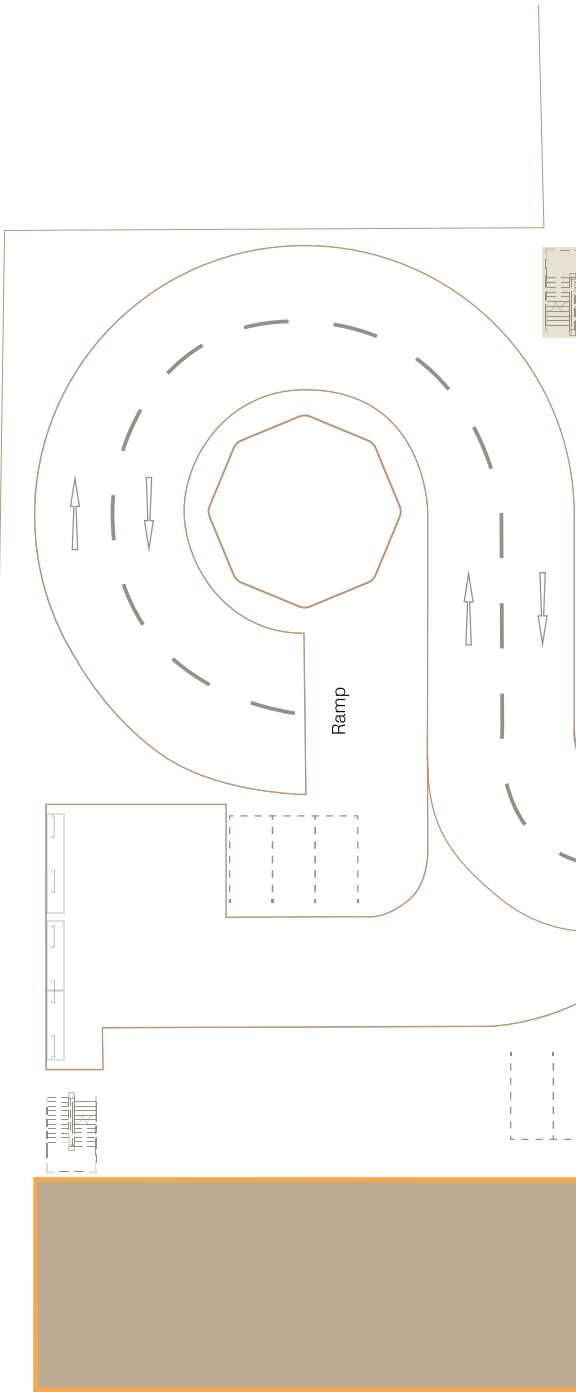
Creative Space Units

North Block

3.5-4.2m clear height
10kn/sq m floor loading

- Car parking
- Five unisex communal WCs
- Communal kitchen

Creative Space Units		
North Block	Sq Ft	Sq m
Unit 32	1,288	120
Unit 33	1,254	116
Unit 34	1,202	112
Unit 35	1,032	96
Unit 36	Unit Let	
Unit 37	1,230	114
Unit 38	2,097	195



Creative Space Units

North Block Sq Ft Sq m

Unit 39 Unit Let

Unit 40 839 78

Unit 41 845 79

Unit 42 Unit Let

Unit 43 Unit Let

Unit 44 858 80

Unit 45 Unit Let

Amenities

Goods lift



Toilets



Passenger Lifts

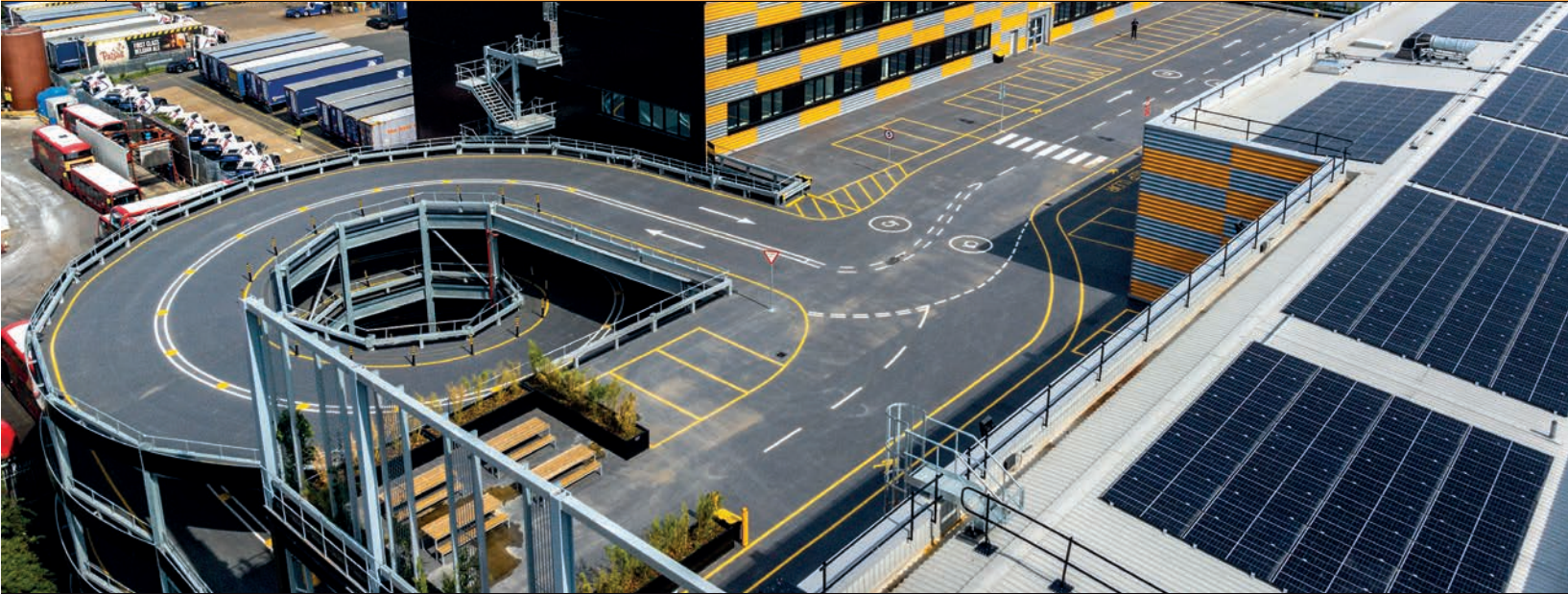


Communal Kitchen









Contact us



IndustriaBarking.co.uk



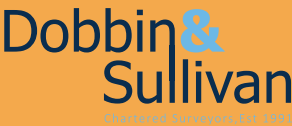
@industria_barking



JLL

Jeffrey Prempeh
+44 (0)7395 883 209
Jeffrey.Prempeh@jll.com

Jacob Bishop
+44 (0)7709 515 033
Jacob.Bishop@jll.com



Dobbin & Sullivan

Nick Robinson
+44 (0)7983 731 978
nick.robinson@dobbinandsullivan.com

Latif Acisu
+44 (0)20 8221 9614
latif.acisu@dobbinandsullivan.com

A development brought to you by



and **MAYOR OF LONDON**

Disclaimer: JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Bewonder* / Generated on 03/04/2023