

CROSSNESS YARD

12 THAMES ROAD BARKING

LIGHT INDUSTRIAL UNITS

RANGING FROM
1,970 – 3,916 SQ FT





WELCOME TO CROSSNESS YARD

12 Thames Road/Crossness Yard is a brand new industrial hub forming part of a mixed-use development off Thames Road in Barking. Sitting in the heart of the scheme within a secure gated yard, it provides 10 units on the ground floor including a café and 8 light industrial units on the first floor.

Inspired by the area's industrial heritage it is the latest development to emerge as part of the 'The Factory District Transformation Area' providing an exciting opportunity for both new and growing businesses in the local area to thrive.



CROSSNESS YARD

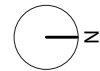
UNLOCK YOUR POTENTIAL WITH NEXT-GEN B2 & B8 READY SPACE

LIGHT INDUSTRIAL UNITS

12 THAMES ROAD



GROUND FLOOR



GROUND FLOOR
WAREHOUSE UNITS

GROUND FLOOR SPECIFICATIONS



3 PHASE
ELECTRICITY



CLEAR HEIGHT:
UP TO 6.5M



PARKING
AVAILABLE



MODERN
KITCHENETTE AND
WC FACILITIES



MONITORED
CCTV AND
GATED YARD

12 THAMES ROAD

Unit	Level	Sq Ft	SQ M
1	GROUND	3,916	363.8
2	GROUND	1,970	183.0

CROSSNESS YARD

Unit	Level	Sq Ft	SQ M
1	GROUND	2,678	248.8
2	GROUND	2,780	258.3
3	GROUND	2,599	241.5
4	GROUND	2,376	220.7
5	GROUND	2,115	196.5
6	GROUND	2,824	262.4
7	GROUND	2,772	257.5
8	GROUND	2,378	220.9
TOTAL		26,408	2,453.4



FIRST FLOOR



FIRST FLOOR
LIGHT INDUSTRIAL UNITS

GROUND FLOOR SPECIFICATIONS



3 PHASE
ELECTRICITY



CLEAR HEIGHT:
APPROX 4M



PARKING
AVAILABLE



MODERN
KITCHENETTE AND
WC FACILITIES



MONITORED
CCTV



LED LIGHTS



PV PANELS



1 GOODS LIFT
PER BLOCK
(MAX 2,000KG)



LARGE CRITIAL
WINDOWS FOR
NATURAL LIGHT

CROSSNESS YARD

Unit	Level	Sq Ft	SQ M
9	1st	2,136	198.4
10	1st	2,632	244.5
11	1st	2,606	242.1
12	1st	2,381	221.2
13	1st	2,781	258.4
14	1st	2,823	262.3
15	1st	2,116	196.6
16	1st	2,372	220.4
TOTAL		19,847	1,843.9
GRAND TOTAL		46,255	4,297.3



SUSTAINABLE FOUNDATIONS

ELEVATING WORKFORCE WELL-BEING
THROUGH SUSTAINABLE DESIGN

CROSSNESS YARD



- + Plentiful natural light
- + LED lights
- + PV panels (servicing first floor)
- + On site cafe for collaboration
- + BREEAM 'Very Good' (targeted)
- + EPC Rating A (Targeted)

LIGHT INDUSTRIAL UNITS

12 THAMES ROAD



PRIME POSITION IN THE FACTORY DISTRICT

A BIG PLUS FOR YOUR BUSINESS

Located on a prominent corner between Crossness Road and Thames Road, the development is ideally located amongst a diverse range of occupiers and skilled local work force in the film, food, logistics and science and innovation sectors.

Flexible lease terms and a diverse range of unit sizes available provide an opportunity to up size within the scheme.

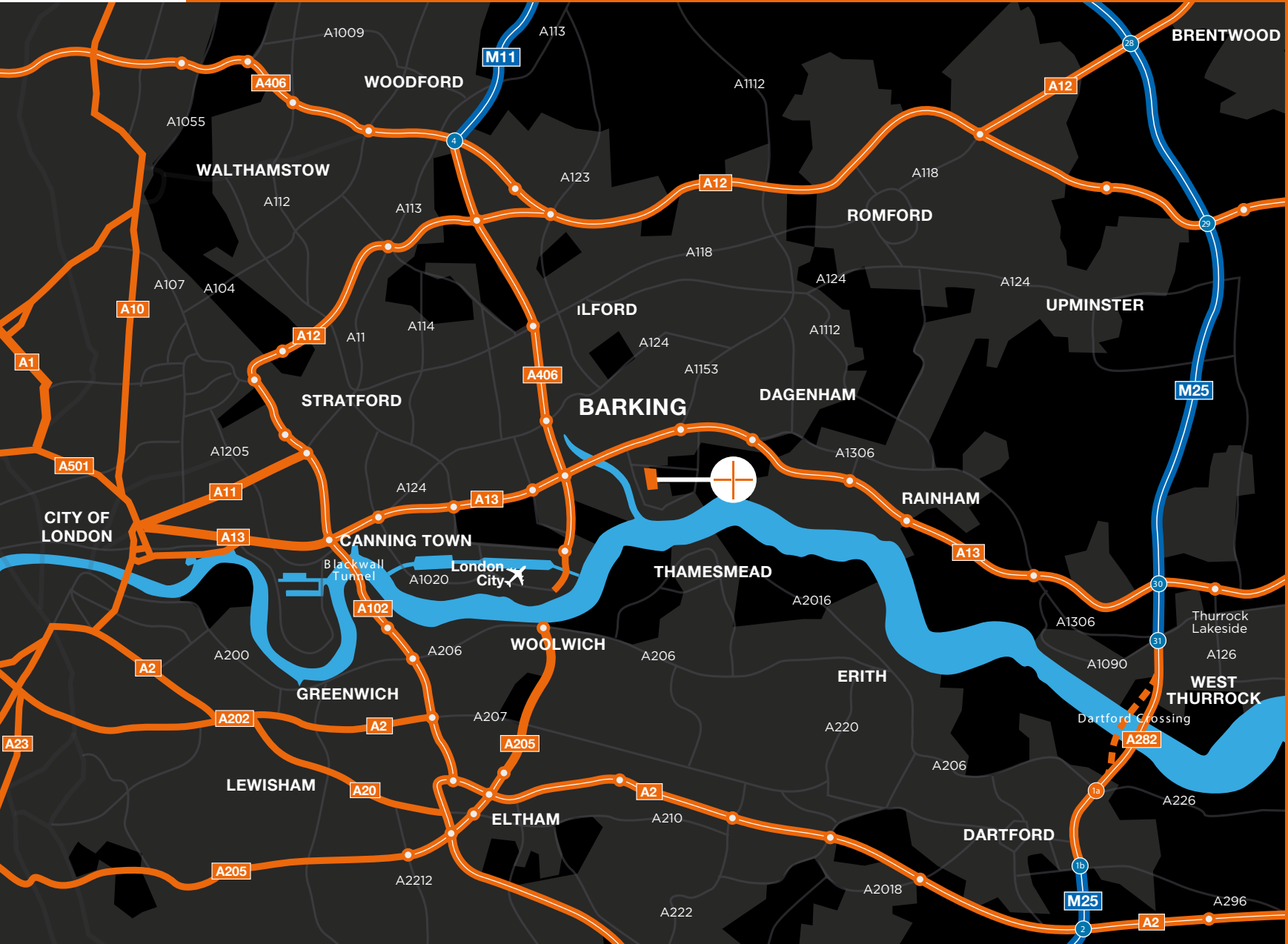
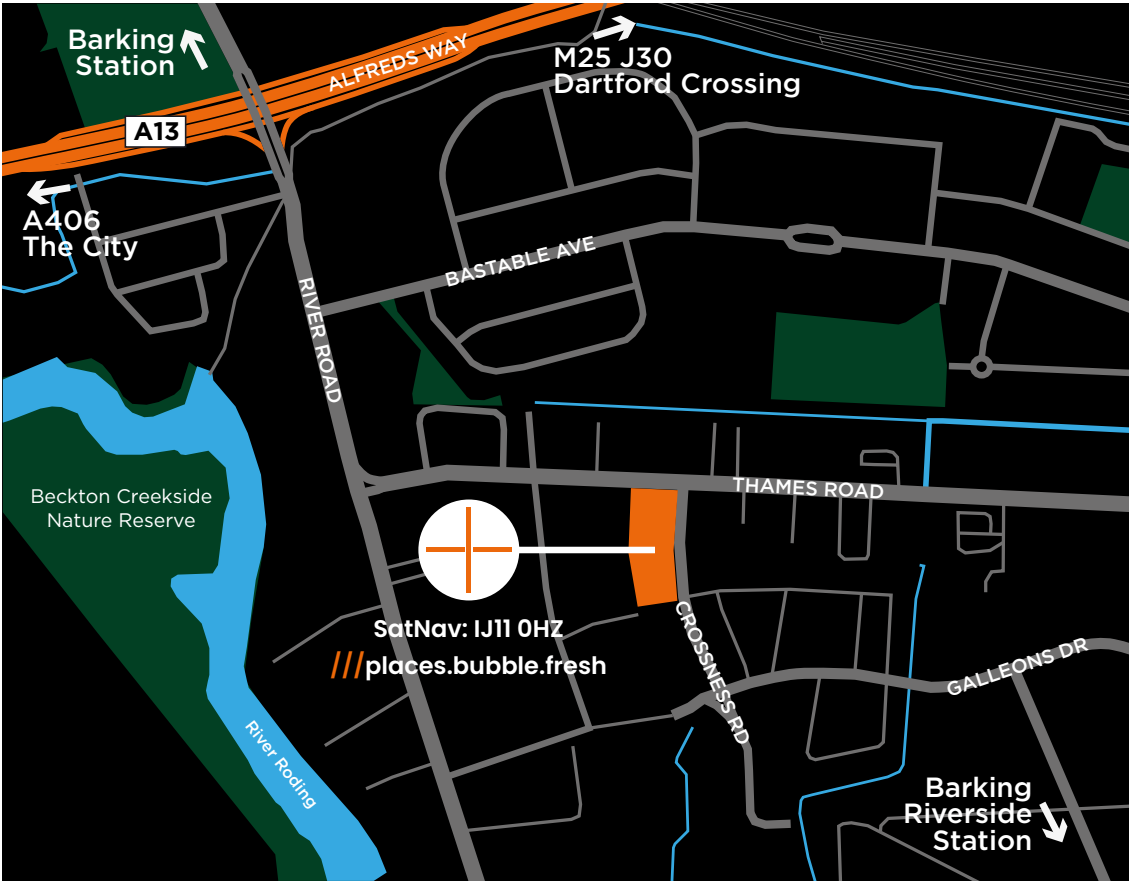




THE LOCATION

12 Thames Road/Crossness Yard forms part of The Thames Road Factory District, an innovative industrial co-living development which will bring together diverse and modern new industrial buildings, high-quality affordable housing and new characterful open spaces.

The development of the area aims to deliver up to 3,500 new homes, 43,858 sq m of modern industrial & commercial space along with new schools, neighbourhood parks and improved dedicated bus services alongside new walking and cycling connections



TRAIN STATIONS

- + **Barking Station** – 13 min drive (2.9 miles)
- + **Upney Underground Station** – 9 min drive (2.1 miles)
- + **Barking Riverside** – 6 min drive (1.7 miles)



BUS CONNECTIONS

- + **Radford Way Bus Station** – EL3 – 2 min walk away located on Thames Road
- + **Crossness Road** – 3 min walk away
- + **Curzon Crescent** – EL1/EL2 – 10 min walk away located on Bastable Avenue



ROAD CONNECTIONS

- + A13 – 5 min drive
- + A123 – 7 min drive
- + A406 (N. Circular) – 9 min drive

LIGHT INDUSTRIAL UNITS



AIRPORT

- + **London City Airport** – 17 min drive (5.1 miles) via the A13

TOWN CENTRE

- + **Barking Town Centre** – 1.9 miles – 9 minute drive – 30 minute walk

DOCKS

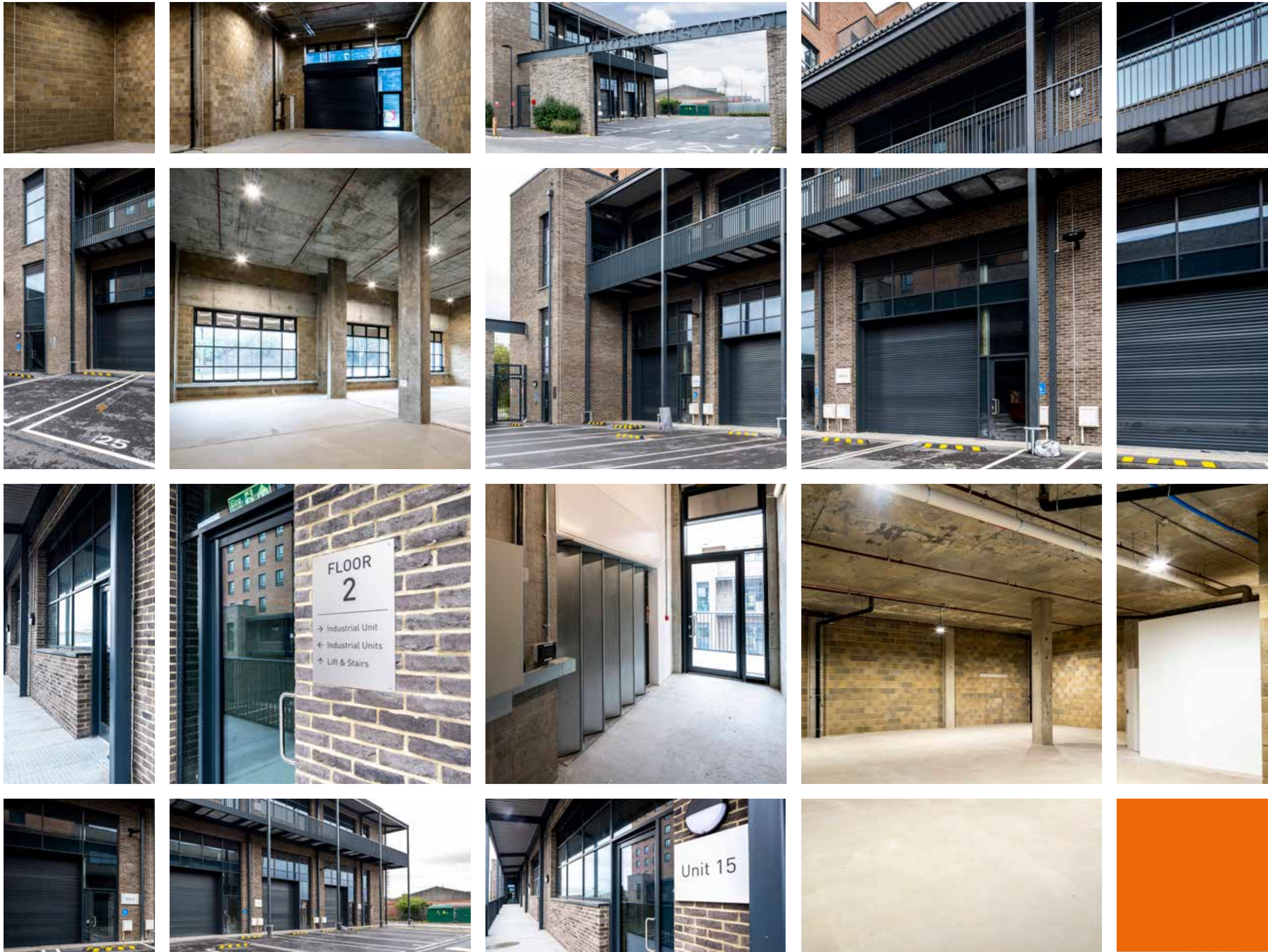
- + **Royal Albert Dock** – 13 min – 3.6 miles



FROM BARKING STATION TO CROSSNESS YARD

- + **Bus: Barking Station (Stop H)** – EL3 bus route to Radford Way (14 mins) and 2 min walk to 12 Thames Road
- + **EL1 bus route to Curzon Crescent** – (9mins) and a 9 min walk to 12 Thames Road
- + **12 min cycle**
- + **35 min walk**

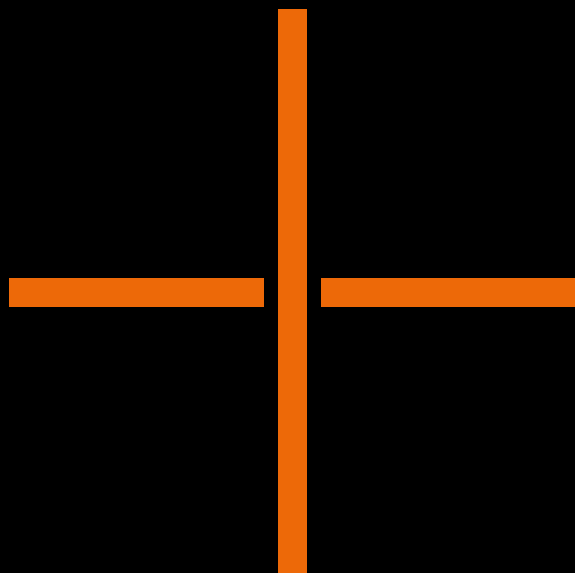
12 THAMES ROAD



The ground floor offers a range of unit sizes from 1,970 – 3,916 sq ft, whilst on the first floor there are units available from 2,116 – 2,823 sq ft.



Indicative first
floor unit



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

Madeleine Johnson
+44 (0)7752 466 960
madeleine.johnson@jll.com

Tessa English
+44 (0) 7710 059 767
tessa.english@jll.com

www.crossnessyard.co.uk

This brochure, the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a Gross External Area basis and should be verified by interested parties. November 2024

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