

# EASTERN APPROACH BARKING

## C2 / C3

2 Modern industrial warehouse units  
**AVAILABLE TO LET**  
16,920 – 33,891 sq ft

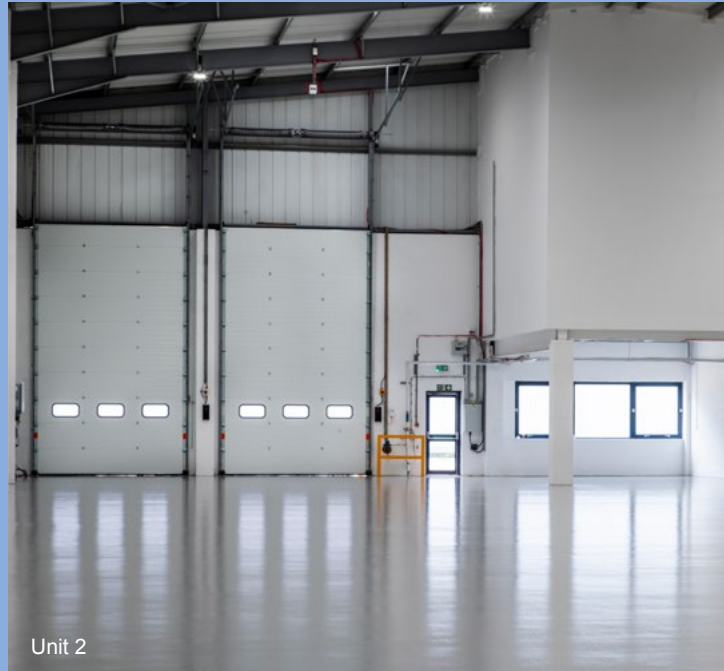


## DESCRIPTION

Each unit comprises modern steel portal frame construction under pitched roofs.

The units have been fully refurbished to a high standard, and also have the benefit of fitted offices at first floor.

All of the units benefit from full height loading doors, 9.5m eaves height, level loading doors, dedicated parking spaces and good loading aprons.



Unit 2



Unit 3



## SPECIFICATION C2 & C3

- Fully refurbished
- Units may be combined and taken together with a secure fenced yard
- 8m clear internal height
- 2 x full height loading doors to each unit
- Fully fitted first floor ancillary offices
- Fenced and gated secure estate
- 19 car parking spaces to each unit



## ACCOMMODATION (GEA)

# C2

| Unit C2            | sq ft         | sq m           |
|--------------------|---------------|----------------|
| Ground Warehouse   | 15,653        | 1,454.2        |
| First Floor Office | 1,267         | 117.7          |
| <b>Total</b>       | <b>16,920</b> | <b>1,571.9</b> |



# C3

| Unit C3            | sq ft         | sq m           |
|--------------------|---------------|----------------|
| Ground Warehouse   | 15,680        | 1,456.7        |
| First Floor Office | 1,291         | 120.0          |
| <b>Total</b>       | <b>16,971</b> | <b>1,576.7</b> |

|                          |               |                |
|--------------------------|---------------|----------------|
| <b>Total C2 &amp; C3</b> | <b>33,891</b> | <b>3,148.6</b> |
|--------------------------|---------------|----------------|



