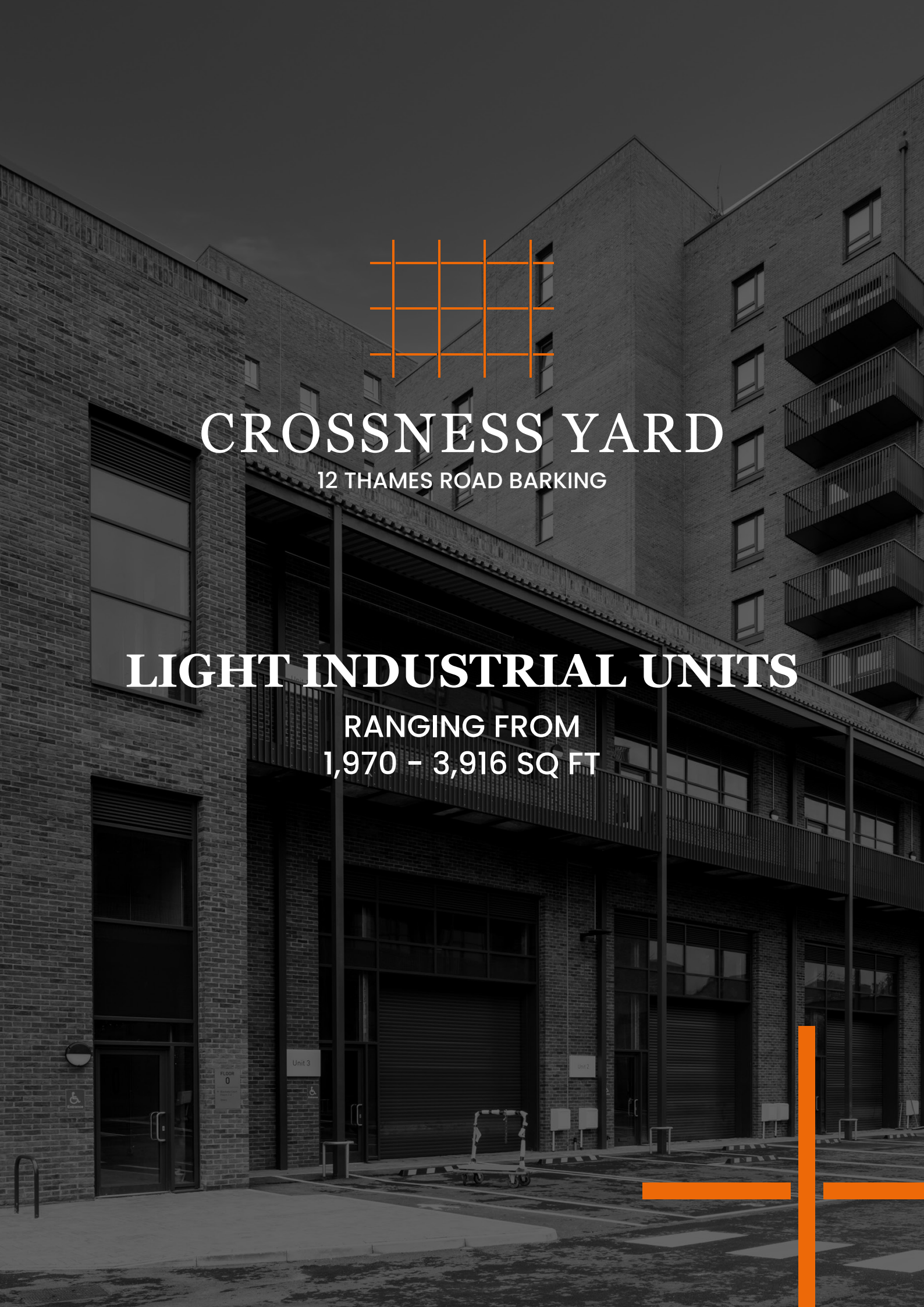


CROSSNESS YARD

12 THAMES ROAD BARKING

LIGHT INDUSTRIAL UNITS

RANGING FROM
1,970 – 3,916 SQ FT





WELCOME TO CROSSNESS YARD

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 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.



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



GROUND FLOOR



GROUND FLOOR
WAREHOUSE UNITS

GROUND FLOOR SPECIFICATIONS



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	SQM
1	GROUND	3,916	363.8
2	GROUND	1,970	183.0

CROSSNESS YARD

Unit	Level	Sq Ft	SQM
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	2,772	257.5
6	GROUND	2,824	262.4
7	GROUND	2,115	196.5
8	GROUND	2,378	220.9
TOTAL		26,408	2,453.4



FIRST FLOOR

CROSSNESS YARD



FIRST FLOOR
LIGHT INDUSTRIAL UNITS

FIRST FLOOR SPECIFICATIONS



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 CRITCAL 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)
- + 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.



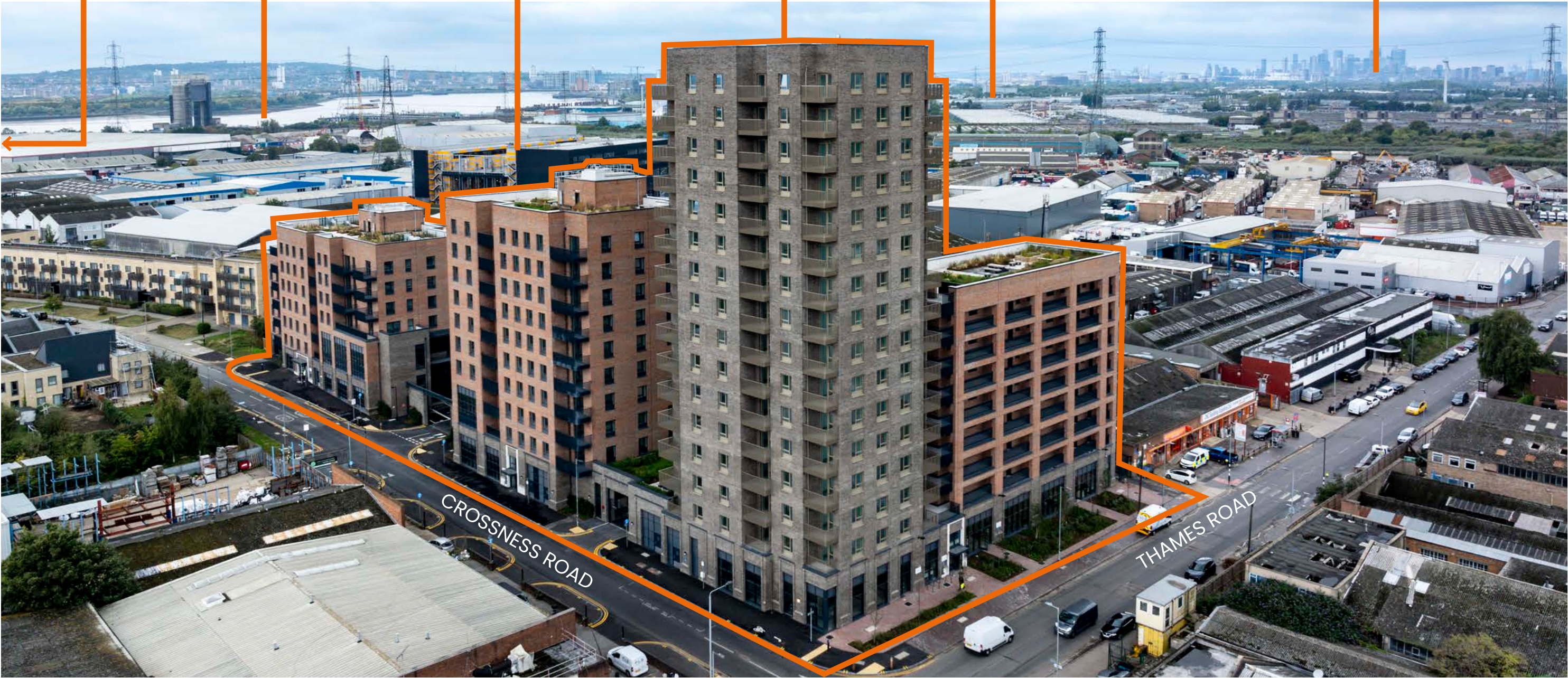
Barking Riverside
(20,000 new homes)

River Thames

Industria

London City
Airport

The City





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.



+ **Barking Riverside** –
6 min drive (1.7 miles)

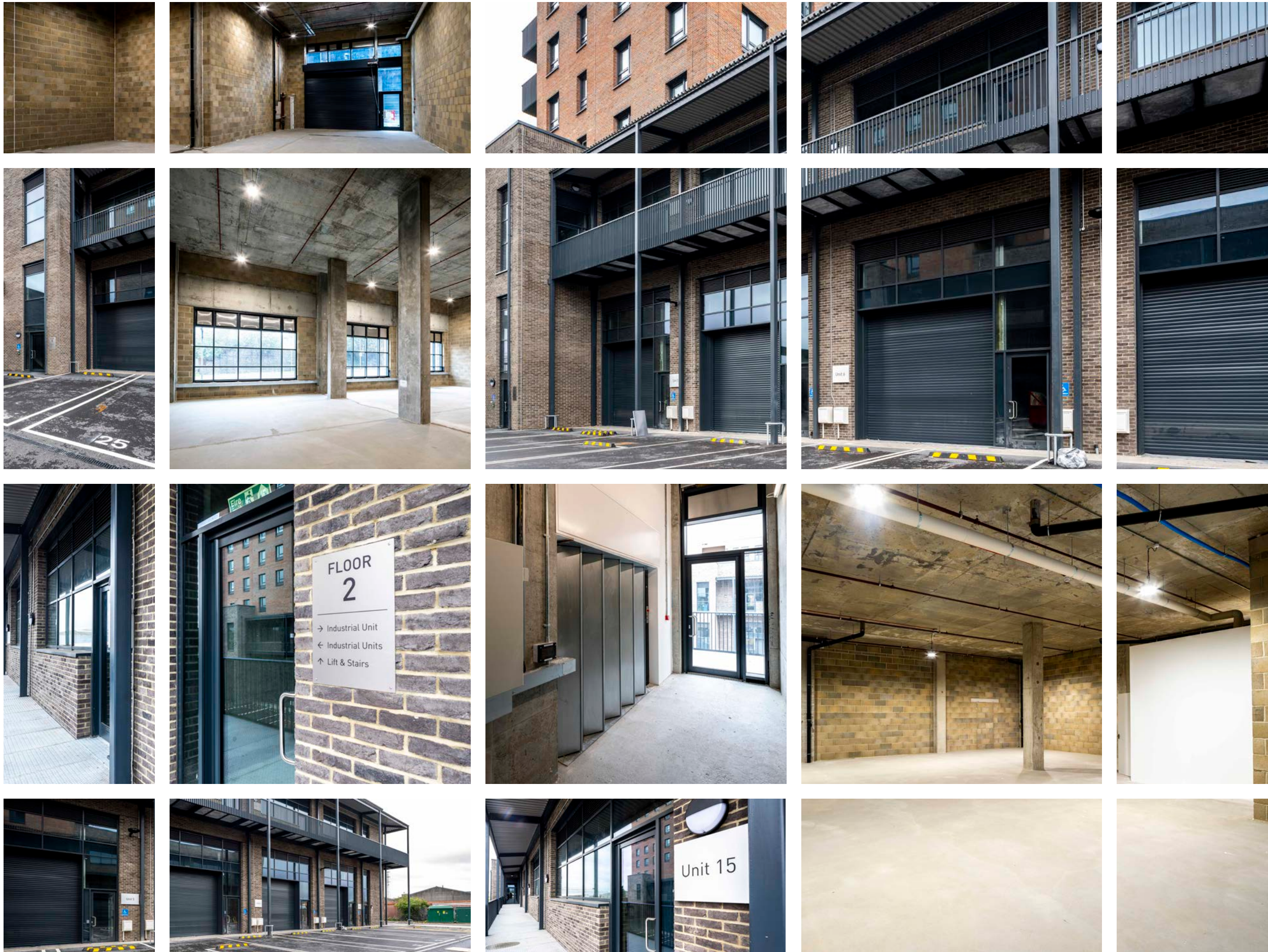
- + **Curzon Crescent** –
ELI/EL2 – 10 min walk away located
on Bastable Avenue

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



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

+ 35 min walk





Indicative first
floor unit



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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. April 2026.

HEKKA