STRETTONS

Buzzard Creek Industrial Estate, River Road, Barking, IG11 0EL



TO LET

Industrial / Warehouse

2,451, 2,476, 2,481 2,492 & 2,551 sq ft

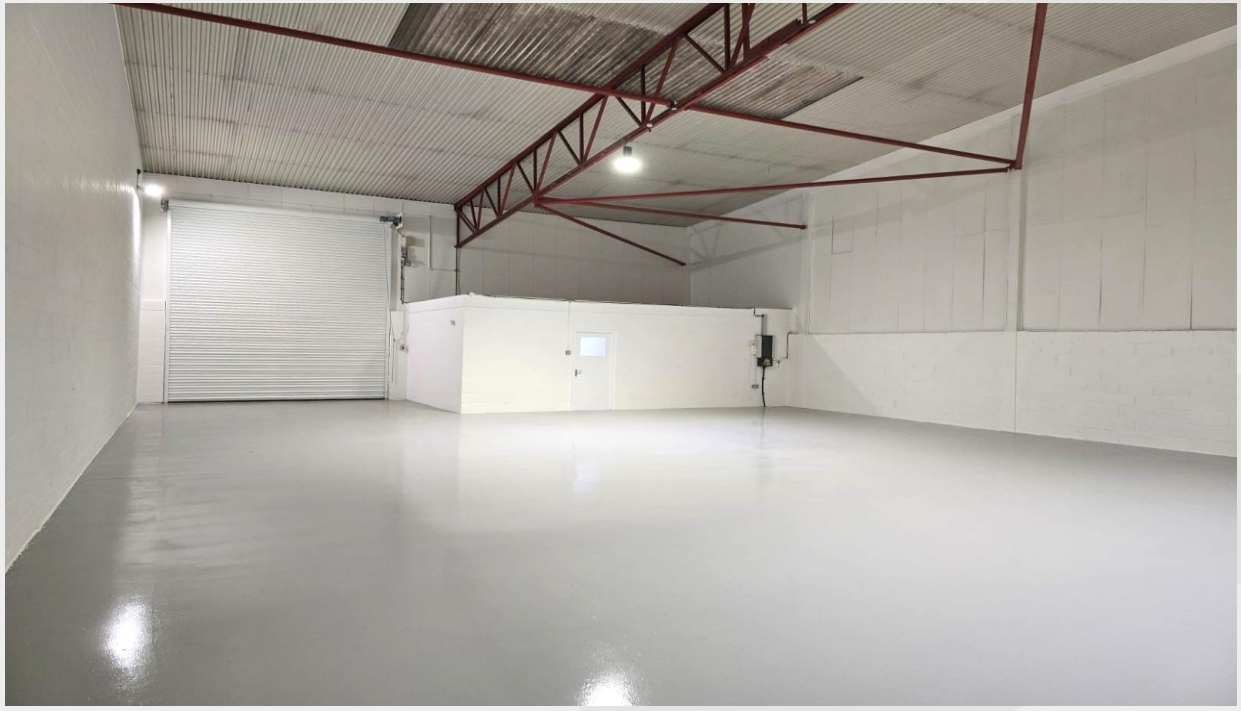
Rent on application

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Terraced Industrial Unit







- Secure gated estate with CCTV
- 24/7 access
- Electric roller shutter loading doors
- 3 phase power
- On site and estate parking





Description

The available accommodation at Buzzard Creek Industrial Estate comprises a selection of terraced industrial units of steel frame construction, providing predominantly clear warehouse accommodation with ancillary office and WC facilities. The units are accessed via electric roller shutter loading doors and beneit from three-phase power, making them suitable for a wide range of light industrial, trade and storage occupiers. Externally, the units beneit from loading to the front of the property, with dedicated parking and additional estate parking available within the central courtyard. The estate is secure and gated, with 24-hour access and estate CCTV, providing an attractive and practical environment for occupiers. Secure gated estate with CCTV 24/7 access Electric roller shutter loading doors Three-phase power On-site and estate parking.

Location

The popular Buzzard Creek Industrial Estate is situated on River Road, Barking, within an established and well-regarded industrial location in East London. The estate beneits from excellent road connectivity, being approximately 0.5 miles from the A13, which provides direct access westbound to the City of London (approximately 9 miles) and eastbound to the M25 (Junction 30), located approximately 5 miles away. The A406 North Circular Road is also readily accessible at approximately 3 miles, providing wider connectivity across Greater London. Public transport connections are provided by Barking Station, located approximately 1.5 miles to the north, offering London Underground (District and Hammersmith & City lines), London Overground, and National Rail services. A number of bus routes operate along River Road, providing further links to Barking town centre and the surrounding areas.

Accommodation

The accommodation comprises the following areas:

Unit	Sqft	Sqm
Unit – 3	2,481	230.49
Unit – 8	2,551	236.99
Unit - 9	2,476	230.03
Unit - 12	2,492	231.51
Unit - 17	2,451	227.71
Total	**9,970**	**926.24**

Tenure

New Lease

EPC

D (84)

VAT

Not applicable

Configuration

Upon enquiry

Contacts

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Further Information

View on Website

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