

# VALOR PARK THAMES ROAD



REFURBISHED PRIME URBAN LOGISTICS UNIT  
**46,392 SQ FT** (4,310 SQ M)  
AVAILABLE TO LET



NOTABLE LOCAL  
OCCUPIERS INCLUDE

amazon

dpd

FedEx®

BESTWAY  
WHOLESALE

DHL

halfords

SHURGARD  
SELF-STORAGE

PARCEL FORCE  
WORLDWIDE

babcock





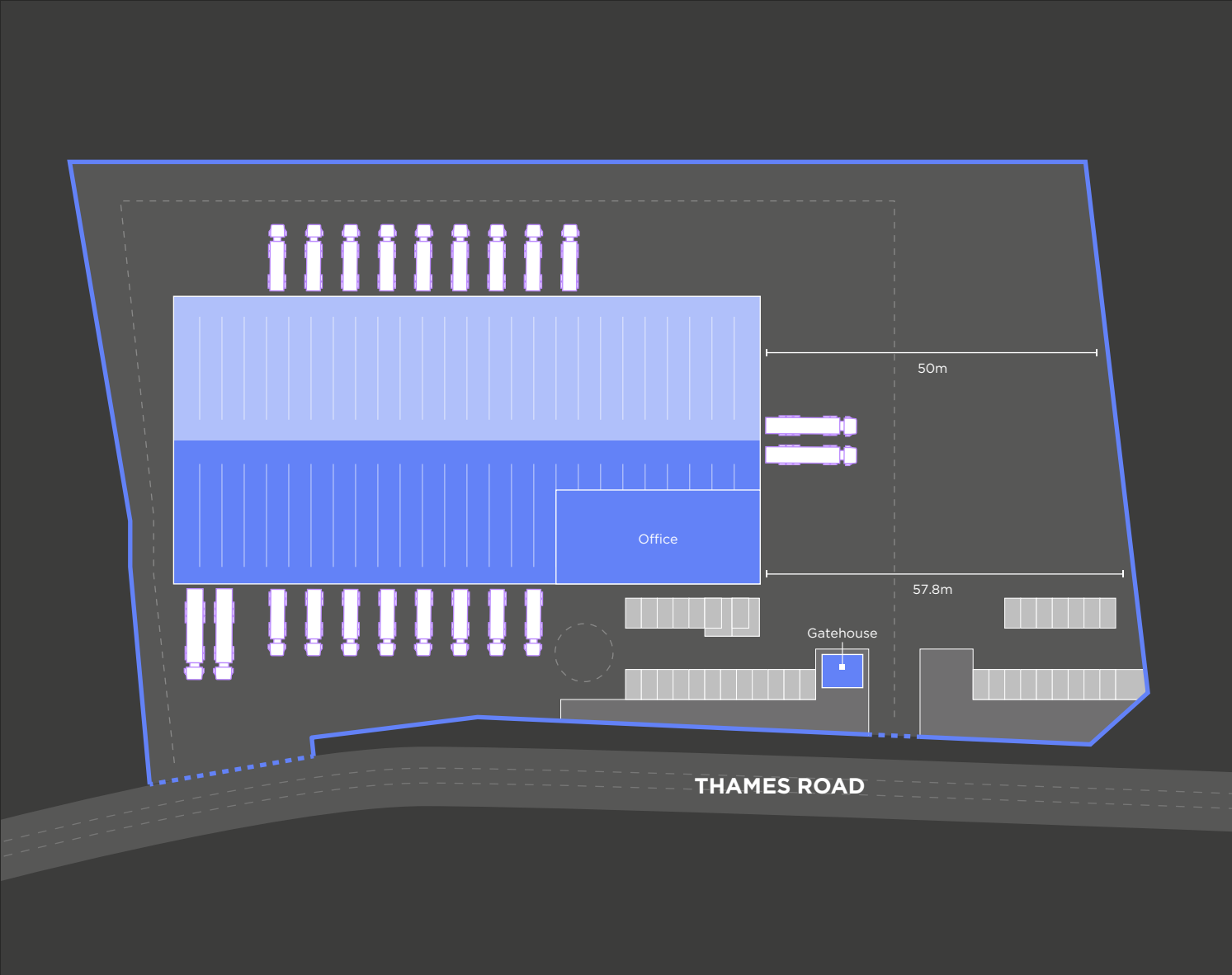
# 46,392 SQ FT

## RECENTLY REFURBISHED

## URBAN LOGISTICS UNIT


### DESCRIPTION


This prime urban logistics opportunity in Barking is undergoing a high-quality refurbishment to enhance functionality and efficiency. Retaining the existing structure, the scheme will feature improved office accommodation and upgraded loading doors to maximise the full 360-degree circulation around the unit for seamless operations. With targeted improvements to layout and specification, this cost-effective solution ensures the space is ready for immediate use, meeting the demands of modern logistics and distribution.





### ACCOMMODATION

UNIT	(SQ FT)	(SQ M)
Warehouse	40,666	3,778
Office	5,726	532
Gatehouse	New Gatehouse to be constructed	
TOTAL GEA	46,392	4,310


- 

LEVEL ACCESS  
LOADING DOORS
- 


DOCK LEVEL  
LOADING DOORS
- 


37 CAR PARKING  
SPACES
- 


VAN PARKING  
SPACES
- 

UP TO 57.8M  
YARD DEPTH
- 

5.3M CLEAR  
INTERNAL HEIGHT
- 

WAREHOUSE  
ROOF LIGHTS
- 

CLOSE PROXIMITY  
TO THE A13
- 

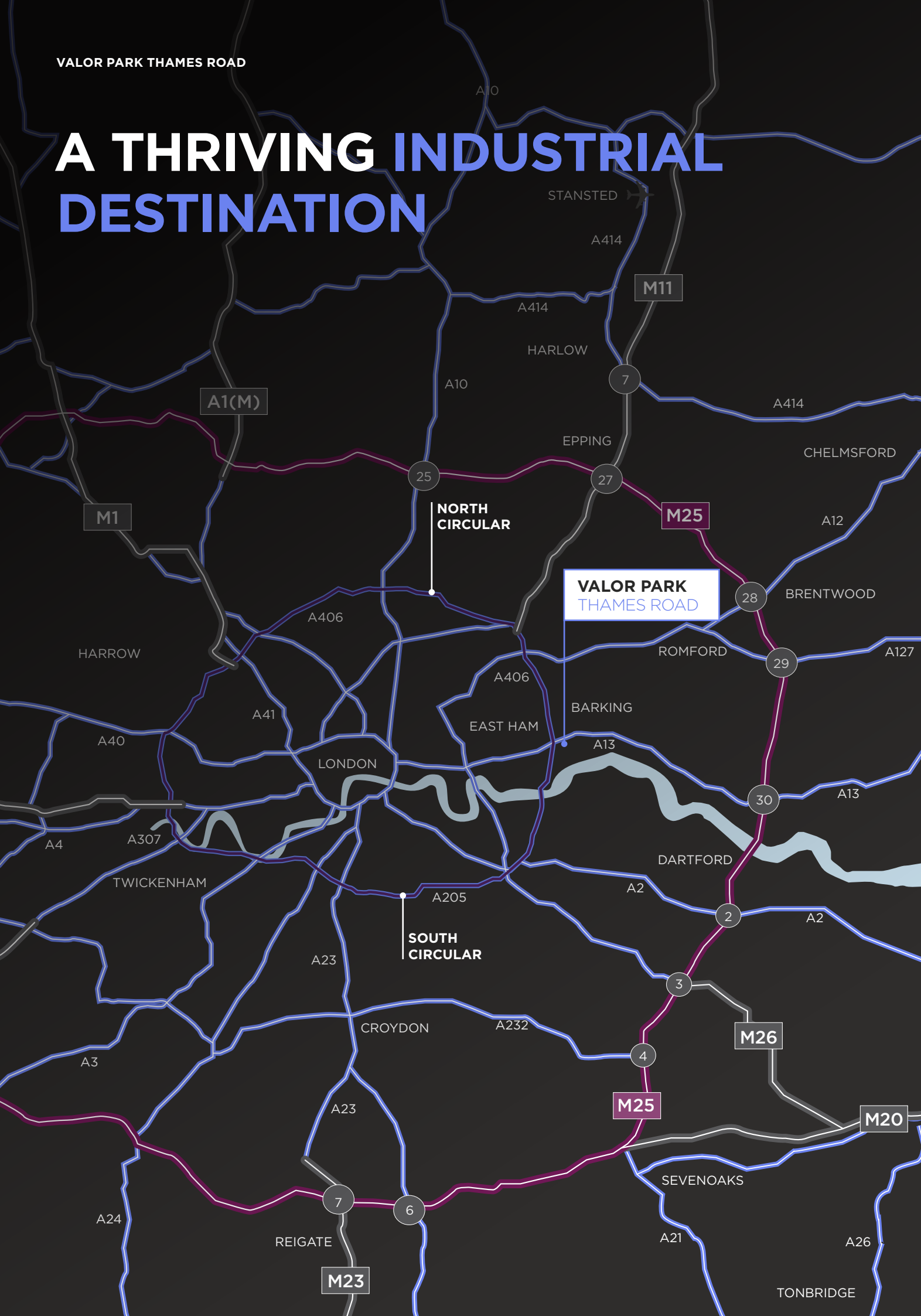
RECENTLY  
REFURBISHED
- 

360 DEGREE  
YARD





# A THRIVING INDUSTRIAL DESTINATION



**3,669,409**

POPULATION WITHIN 10 MILES



**16%+**

OF THE THE LOCAL POPULATION  
EMPLOYED IN WHOLESALE  
AND RETAIL TRADE

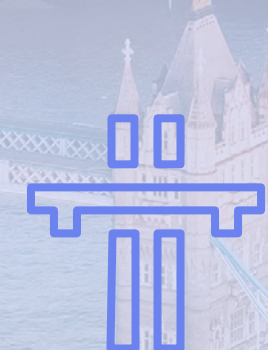


LOCATED IN THE LONDON BOROUGH  
OF NEWHAM, ONE OF THE FASTEST  
GROWING LONDON POPULATIONS



**7,500+**

PEOPLE LOCALLY ARE UNEMPLOYED  
AND ACTIVELY SEEKING WORK

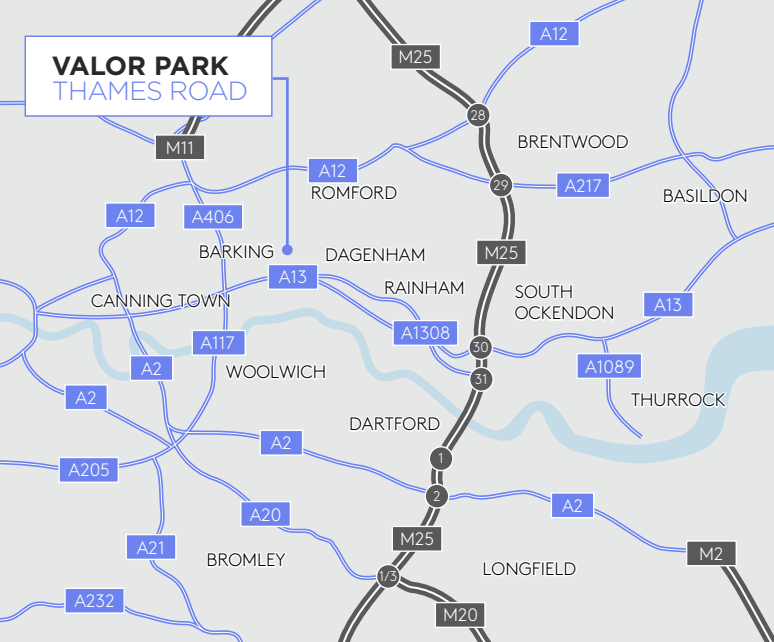


**0.1 MILES**

TO THE A13, AND 0.6 MILES TO  
THE A406



## VALOR PARK THAMES ROAD



## LOCATION

The property is situated on the northern side of Thames Road near its junction with River Road to the west and Radford Road to the east, both of which lead directly onto the A13 Trunk Road.

The A13 Trunk Road provides excellent access to the A406 North Circular Road / M11 which in turn provides access to the M25 (J30/31).

ROAD	MILES	MINS
A13	0.4	2
A1020	1.4	4
A406 North Circular	1.6	6
A12	5.2	9
M11 J4	6.6	10
M25 J30	9.1	12

### COSTS

Each party to bear their own legal costs in this transaction.

### TERMS

Available by way of new FR&I leases on terms to be agreed.

### RAIL

	MILES	MINS
BARKING	1.7	6
STRATFORD INTERNATIONAL	8.3	18
LONDON LIVERPOOL STREET	9.2	20

### PORTS

	MILES	MINS
TILBURY	16.8	22
DP WORLD	19.4	24
DOVER	74.1	1 hr 15

### AIRPORTS

	MILES	MINS
LONDON CITY	4.9	12
STANSTED	31.4	35

### EPC

EPC X.

### RENT

Upon Application.

### POSTCODE

IG11 0HB

### WHAT THREE WORDS

FUEL.DIMES.CATCH

For further information or to arrange an inspection please contact the joint agents:



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