

CIRCULAR 13

Prime urban logistics warehouse

98,544 SQ FT

Available now - To let

Canary Wharf

Canning Town

City of London

Stratford



Sainsbury's

Beckton Triangle Retail Park

A13

A406 North Circular

halfords

Barking Town Centre

A406

A13 / A406 Intersection



M11 (J4)

A13

Unrivalled access

Circular 13 is a centrally located distribution warehouse. The unit offers immediate access to the A13 and A406, which provides an occupier with excellent access to East, North and Central London.

M25 (J30)

360 Tour

Extensively refurbished to an excellent specification

The unit has been extensively refurbished to an excellent specification, including two secure yards, loading doors on two elevations, modern office accommodation positioned over two levels and a minimum clear height of 10.3m.

Unit B Circular 13 occupies a highly prominent position to the A13, with approximately 243,719 vehicles passing the site on an average day of the year.



Minimum clear height of 10.3m and 11.4m to the apex



400 kVA available immediately



Newly refurbished warehouse



Up to 36m yard depth



Ready to use sprinkler system



65 parking spaces (EV ready infrastructure)



7 electrically operated dock level access doors



6 electrically operated level access doors



Secure yards on two elevations



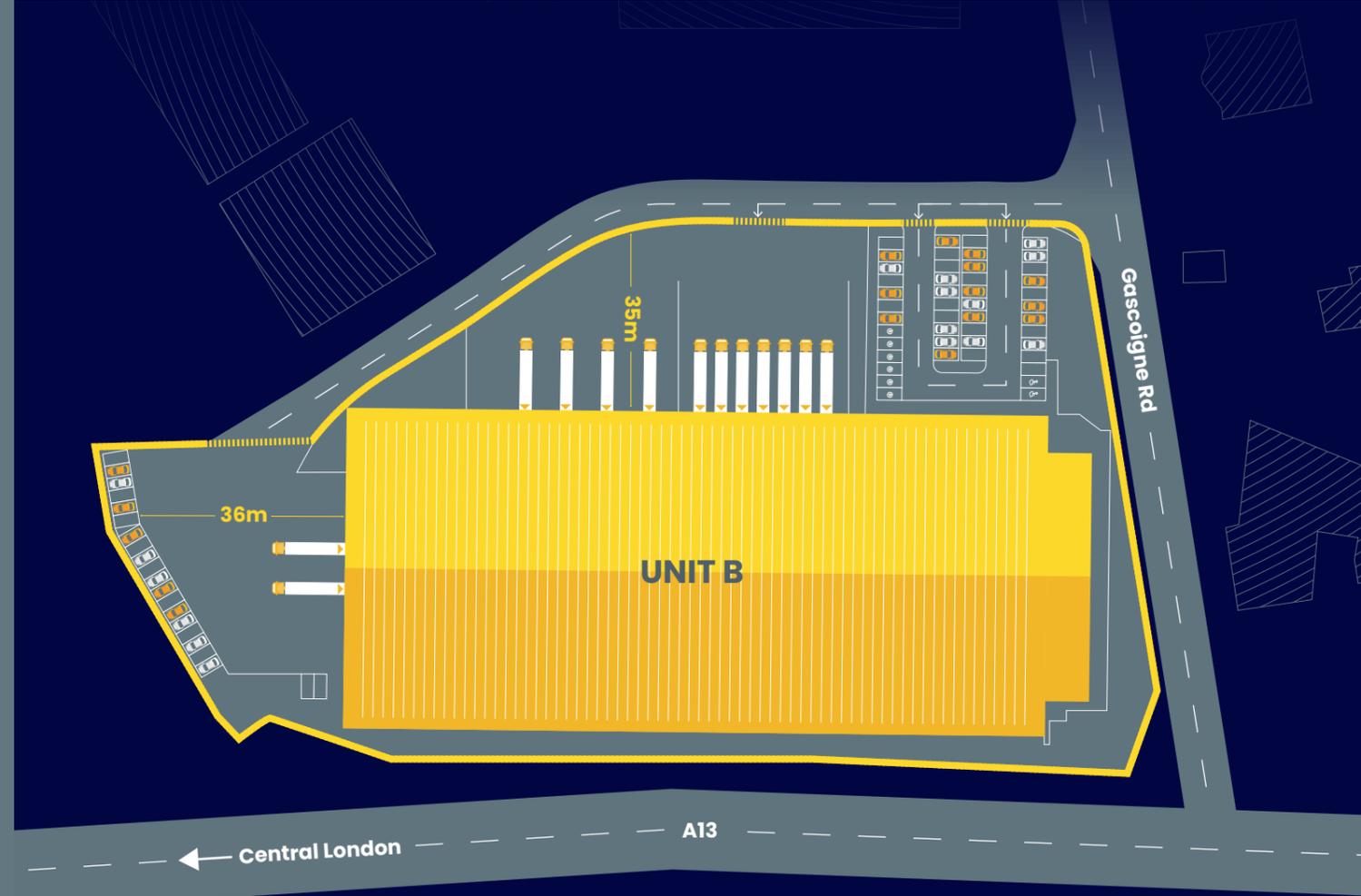
High-spec offices with ready made breakout space

Accommodation

Area	Sq Ft	Sq M
Warehouse	88,512	8,223
Ground Floor Offices	5,016	466
First Floor Offices	5,016	466
Total GEA	98,544	9,155

Need More Power? Circular 13 Has Options

- 400 kVA available immediately for fit-out and day one operations.
- Temporary power can be provided quickly (within weeks) if a higher level is required early.
- Permanent upgrades available:
 - Up to 1.5 MVA (6–9 months)
 - Up to 2.5 MVA (9–12 months)





Ready for immediate occupation

This highly sustainable building minimises environmental impact with energy-efficient LED lighting, natural lighting, a modern HVAC system, and low-flow water fixtures. It promotes green commuting with bike storage and staff showers, while EV-ready charging points support a cleaner future. Every feature is designed to reduce the carbon footprint and boost efficiency.



Warehouse roof lighting



New, efficient LED lighting



New, highly efficient HVAC system



EPC 'b' rating



Low water flow



External bicycle storage



Staff shower facilities



EV ready parking



Within one of the fastest growing London populations

Circular 13 is located on Gascoigne Road, immediately to the north of Alfreds Way (A13). The A13 offers direct access to East London / Essex including Rainham, Purfleet and Basildon.



Less than
0.1 miles to A13
0.6 miles to A406

The westbound carriageway of the A13 is accessed via the A406 roundabout providing direct access into Central London. The property is located approximately 0.7 miles south of Barking and 2.6 miles north of Beckton. In terms of rail connectivity, the unit is ideally located within 1.1 mile of Barking Station, a half an hour commute to Central on the District Line.



Bus route 62 services the estate & connects to Barking, Upney, Becontree and Chadwell Heath stations.

87.7% Nvq1
Qualified

6,440,961

People in a 30 minute drive

13,449,581

People in a 60 minute drive

18,737,428

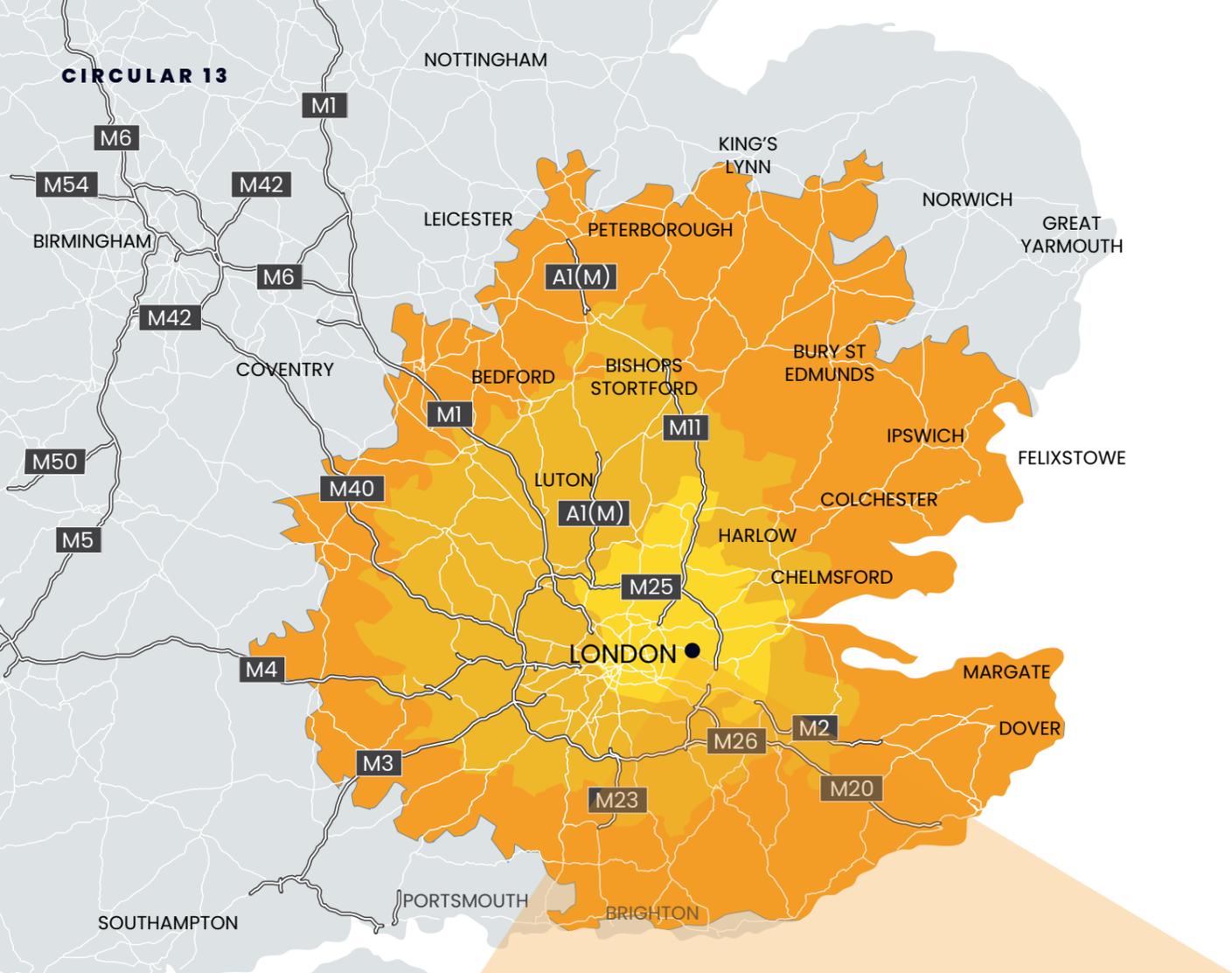
People in a 90 minute drive



9% Employed in
manufacturing, transport
and storage sectors



3,669,409 People
within 10 Miles



- Drive Time 0-30 Mins
- Drive Time 30-60 Mins
- Drive Time 60-90 Mins

Road distances

Location	Miles	Location	Miles
A13	0.1	City Airport	5.0
A406	0.6	M11 (J4)	6.3
A1020	0.8	Central London	10.4
Barking Station	1.1	M25 (J30)	10.9
London Wholesale Markets	3.5	Tilbury Docks	16.3
A12	4.4	London Gateway	19.3

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