



Crossness Yard, 12 Thames Road, Barking, IG11 0JP

To Let

1,970 to 3,916 sq ft

Light Industrial Units Ranging From 1,970 - 3,916 sq ft



Crossness Yard, 12 Thames Road, Barking, IG11 0JP

Summary

- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

12 Thames Road/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 including a café 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.

Location

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.

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

Specifications

Ground Floor Warehouse Units

Specifications

- 3 Phase electricity - Clear height up to 6.5m
- Parking available - Modern kitchenette and WC facilities
- Monitored CCTV and gated yard

First Floor Light Industrial Units

Specifications

- 3 Phase electricity
- 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 critical windows for natural light

Terms

Flexible lease terms and a diverse range of unit sizes available provide an opportunity to up size within the scheme.

Accommodation

Description	sq ft	sq m	Availability
Unit 1, 12 Thames Road	3,916	363.81	Under Offer
Unit 2, 12 Thames Road	1,970	183.02	Under Offer
Unit 1, Crossness Yard	2,678	248.79	Available
Unit 2, Crossness Yard	2,780	258.27	Available
Unit 3, Crossness Yard	2,599	241.46	Available
Unit 4, Crossness Yard	2,376	220.74	Available
Unit 5, Crossness Yard	2,115	196.49	Available
Unit 6, Crossness Yard	2,824	262.36	Available
Unit 7, Crossness Yard	2,772	257.53	Available
Unit 8, Crossness Yard	2,378	220.92	Available
TOTAL	26,408	2,453.38	Available
Unit 9, Crossness Yard	2,136	198.44	Available
Unit 10, Crossness Yard	2,632	244.52	Available
Unit 11, Crossness Yard	2,606	242.11	Available
Unit 12, Crossness Yard	2,381	221.20	Available
Unit 13, Crossness Yard	2,781	258.36	Available
Unit 14, Crossness Yard	2,823	262.27	Available
Unit 15, Crossness Yard	2,116	196.58	Available
Unit 16, Crossness Yard	2,372	220.37	Available
TOTAL	19,847	1,843.85	Available
GRAND TOTAL	46,255	4,297.23	Available