

VALOR PARK THAMES ROAD



TO BE REFURBISHED CROSS-DOCK UNIT
46,392 SQ FT (4,310 SQ M) ON **3.48 ACRES** SITE AREA
AVAILABLE TO LET

VALOR PARK THAMES ROAD

BARKING IG11 0HB

NOTABLE LOCAL
OCCUPIERS INCLUDE

amazon

dpd

FedEx®

BESTWAY
WHOLESALE

DHL

halfords

SHURGARD
SELF-STORAGE

PARCEL FORCE
WORLDWIDE

babcock

AMAZON

BARKING
BUSINESS
CENTRE

BARKING
RIVERSIDE
STATION

VALOR PARK
THAMES ROAD

FEDEX

THE WHARF
STUDIOS

ACCESS SELF
STORAGE

IEFS
LOGISTICS

RIVER THAMES

A13

RIVER ROAD

MOVERS LANE

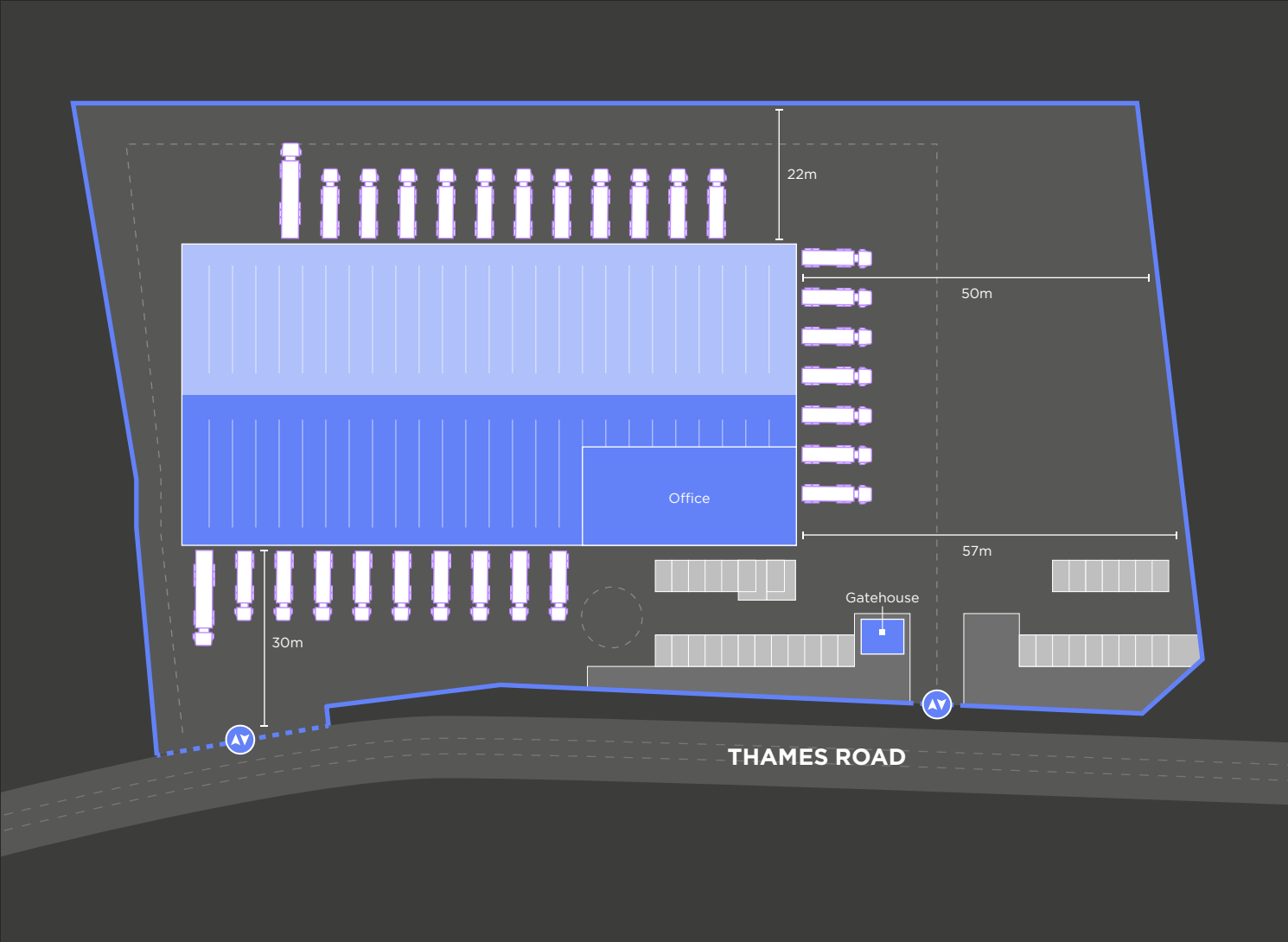
ALFREDS WAY

A13

46,392 SQ FT TO BE REFURBISHED CROSS DOCK URBAN LOGISTICS UNIT

DESCRIPTION

This prime urban logistics opportunity in Barking is due to undergo 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 is ideally suited to meet the demands of modern logistics and distribution.



ACCOMMODATION

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

2 LEVEL ACCESS
LOADING DOORS

27 DOCK LEVEL
LOADING DOORS

37 CAR PARKING
SPACES

360 DEGREE
YARD

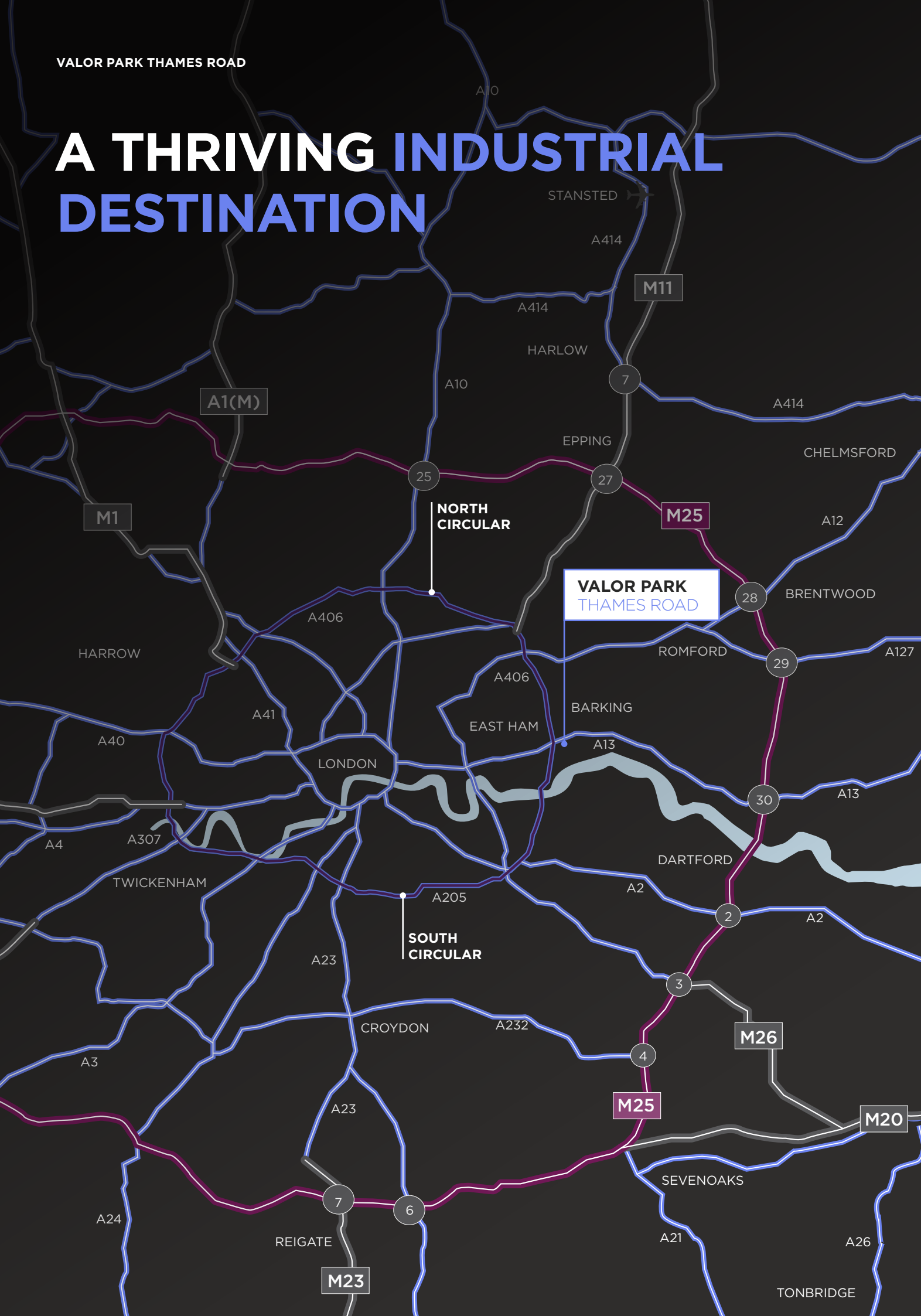
UP TO 57M
YARD DEPTH

6.3M CLEAR
INTERNAL HEIGHT

WAREHOUSE
ROOF LIGHTS

CLOSE PROXIMITY
TO THE A13





3,669,409

POPULATION WITHIN 10 MILES



16%+

OF THE LOCAL POPULATION EMPLOYED IN WHOLESALE AND RETAIL TRADE

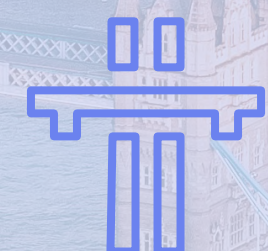


LOCATED IN THE LONDON BOROUGH
OF NEWHAM, ONE OF THE FASTEST
GROWING LONDON POPULATIONS



7,500+

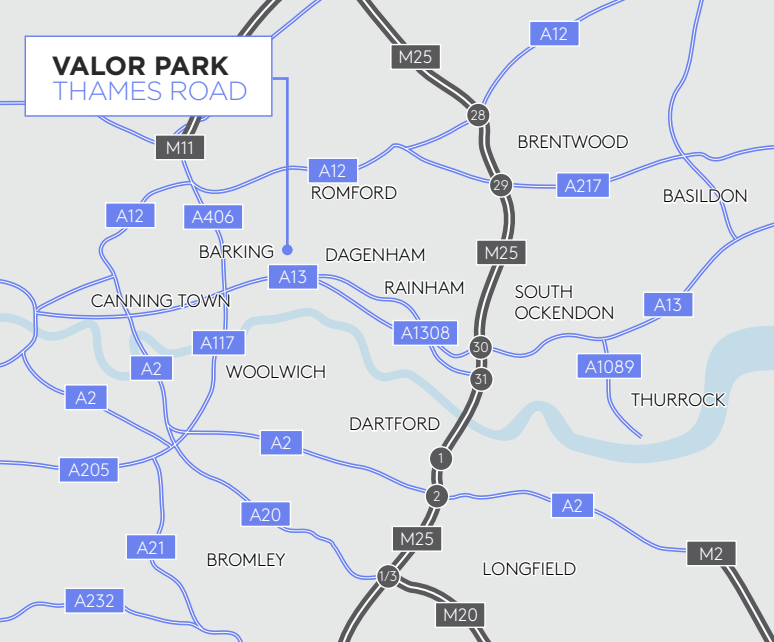
PEOPLE LOCALLY ARE UNEMPLOYED AND ACTIVELY SEEKING WORK



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 C

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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