

Ripple Road Industrial Estate

Barking, IG11 0SY

Modern warehouse

Available to let | 25,003 to 63,919 sq ft





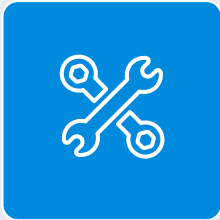
Modern warehouse

Units A & B at Ripple Road are two, soon to be refurbished high quality units, which can be leased separately or together. The units offer 8m eaves height and two secure loading areas to the rear of the property.

The property itself is ideally located in East London, just off the Ripple Road roundabout. Each unit benefits from additional parking to the front of the site as well as modern accommodation for on-site staff. Ripple Road is located in a dense residential surrounding area with a wide employment pool.

Modern warehouse

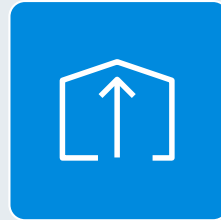
25,003 to 63,919 sq ft



To be refurbished



2 miles from Barking Station



8m clear internal height



25m to 34m yard depths



Secure yard area for loading



9 loading doors across the 2 units



24/7 access



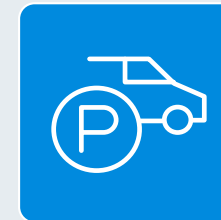
11.5 miles from central London



Covered loading areas available



Units can be combined



Ample car parking



Less than 16 minutes to the M25 J30

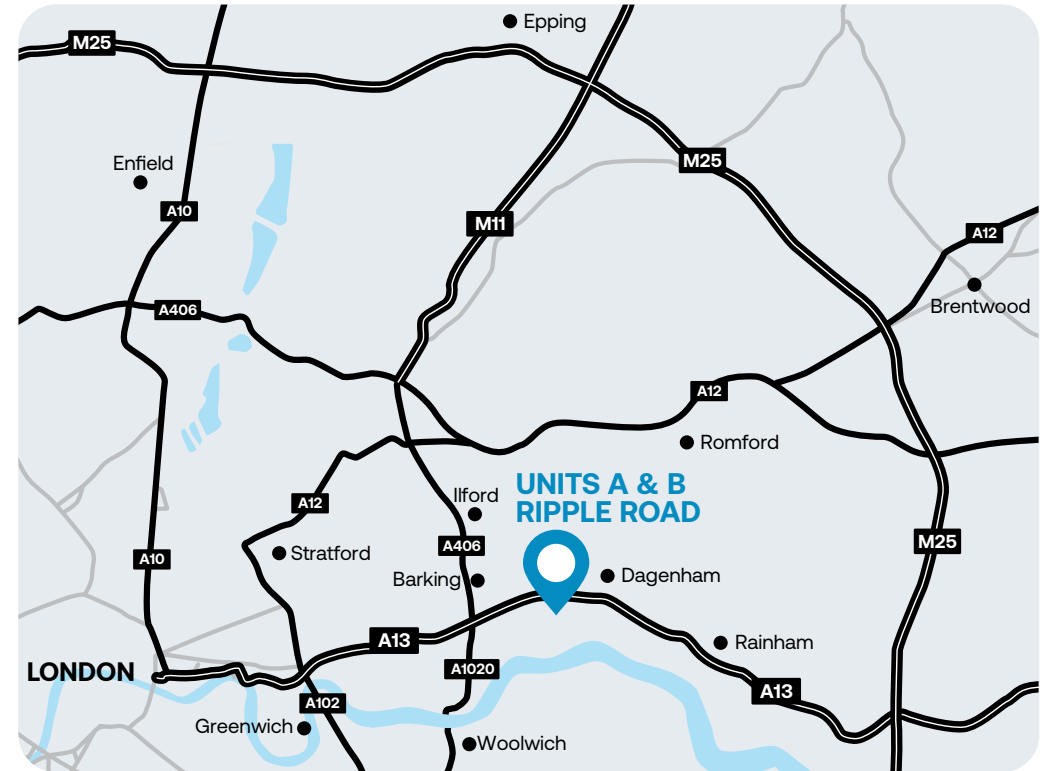
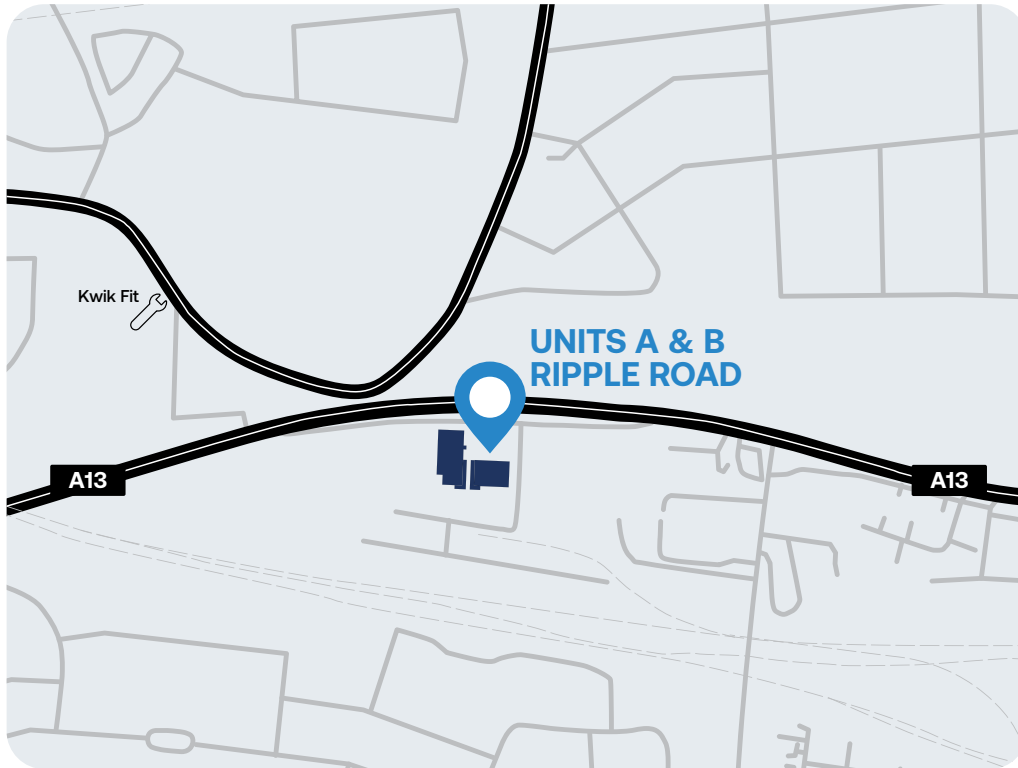
Site plan & accommodation

Unit	Area (sq ft)	Area (sq m)
Unit A	3,615	38,916
Unit B	2,323	25,003
Total	5,938	63,919





Location



The units are ideally situated for travel to both Central London to the West and the M25 to the East with Ripple Road providing convenient access for deliveries, just off the incredibly busy A13. Units A & B, sit just south of the A13 roughly 16 minutes from J30 M25 and 13 minutes from the A406 (North Circular Road).

Travel times

By Rail

Distance

Upney Station

0.7 miles

Barking Station

2 miles

Barking Riverside

2.5 miles

By Bus

Distance

Bus stop

5 min walk

By Road

Distance

A13

Immediate

A406

1.9 miles

A12

5.7 miles

M11 (J4)

6.3 miles

M25 Junction 30

9 miles

City Airport

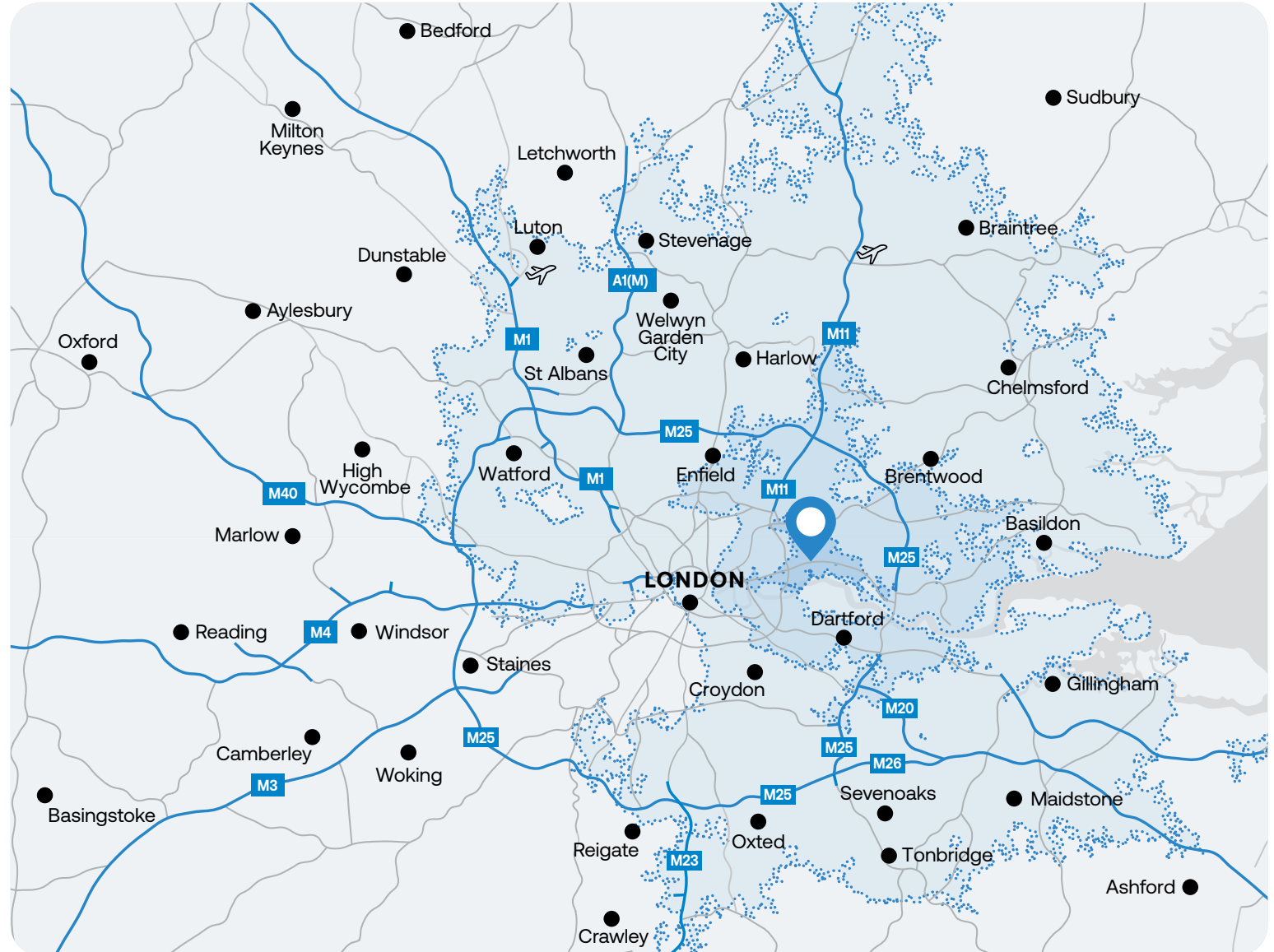
5.3 miles

Car drive times

15mins

30mins

60mins



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Further information:

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

Available on new full repairing terms as either a whole or in individual units. Full quoting terms upon request.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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