

Mileway

Barking, IG11 0SY

BARKING

Ripple Road

Available To Let

Modern warehouse

25,003 to 63,919 sq ft (2,323 to 5,938 sq m)

Ripple Road

- To be refurbished
- 110 miles from A13
- 8 m eaves height
- 25 m to 34 m yard depths
- Secure yard area for loading
- 6 level access loading doors



Available To Let

Modern warehouse

25,003 to 63,919 sq ft (2,323 to 5,938 sq m)

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 8 m 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.



24/7 access



2 miles from Barking Station



Covered loading areas available



Units can be combined



Immediate A13 access



Less than 13 minutes to the M25

Site Plan



Accommodation

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



London

A13
Alfreds Way

Ripple Road
(Unit A)

To M25

Ripple Road
(Unit B)



Travel Distance

Ripple Road, Barking, IG11 0SY



BY RAIL

- Upney Station (District Line)
– 0.7 miles
- Barking Station (National Rail, Overground, District, Hammersmith & City lines) – 2 miles
- Barking Riverside (Overground)
– 2.5 miles



BY BUS

Bus stop within 5 minute walk

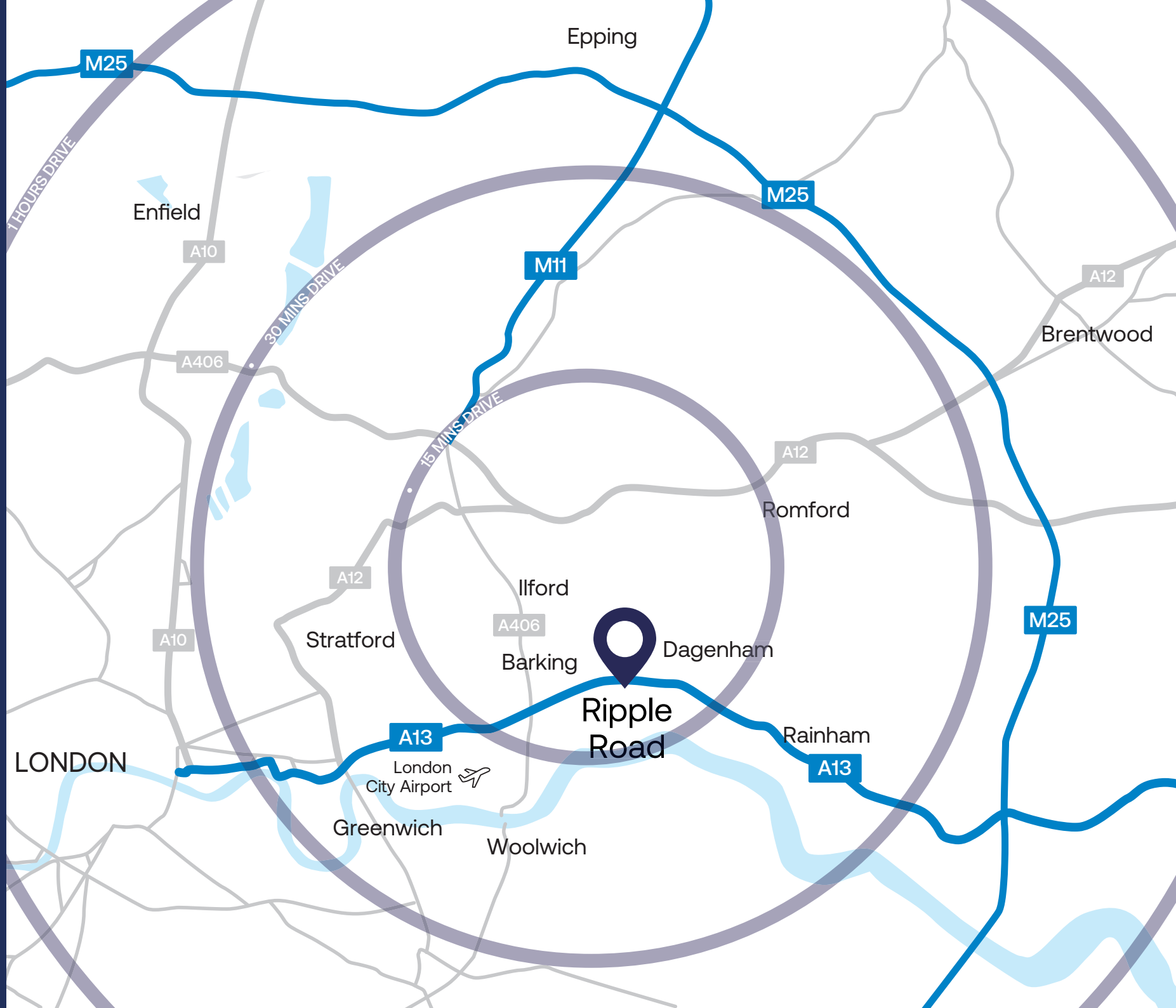


BY ROAD

- A13 - Immediate
- A406 – 1.9 miles
- A12 – 5.7 miles
- M11 (J4) – 6.3 miles
- M25 (J31) – 8.2 miles
- City Airport – 5.3 miles

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 13 minutes from J31.



Ripple Road

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EPC

EPC is available upon request.

Terms

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

Anti - Money Laundering

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.

Viewing / Further Information

Mileway

James Chasen
Southeast@mileway.com
0203 991 3516

VAT

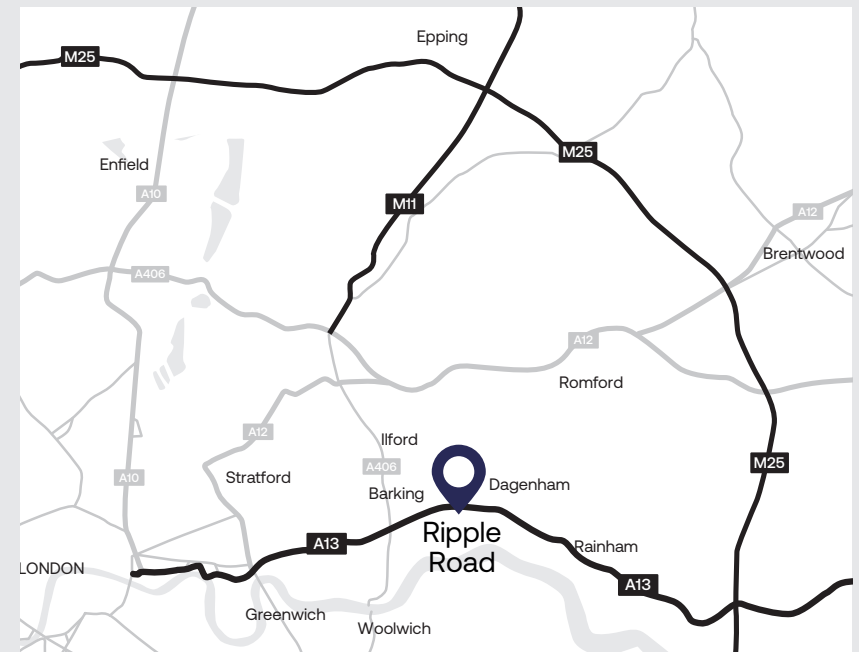
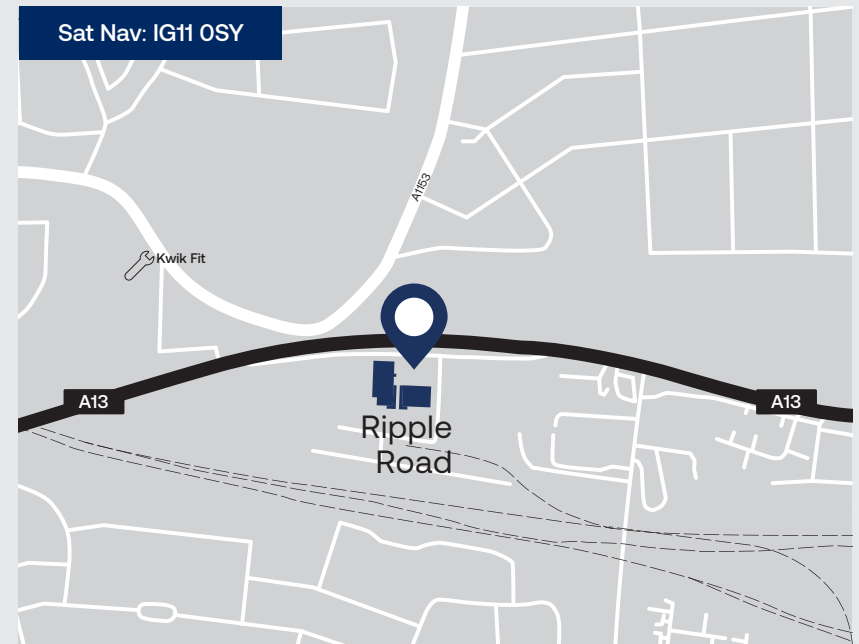
VAT will be payable where applicable.

Legal Costs

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

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 13 minutes from J31.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2024.

mileway.com

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