

BRIDGE POINT BARKING
ALFREDS WAY, IG11 9PG

BRIDGE

PRIME LAST MILE LOGISTICS WAREHOUSE

COMING SOON

AVAILABLE **TO LET**
50,246 Sq Ft (**4,668** Sq M) GEA



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CENTRAL LONDON IN LESS THAN 40 MINUTES*

Bridge Point Barking is a centrally located detached and self-contained distribution warehouse, totalling 50,246 Sq Ft.

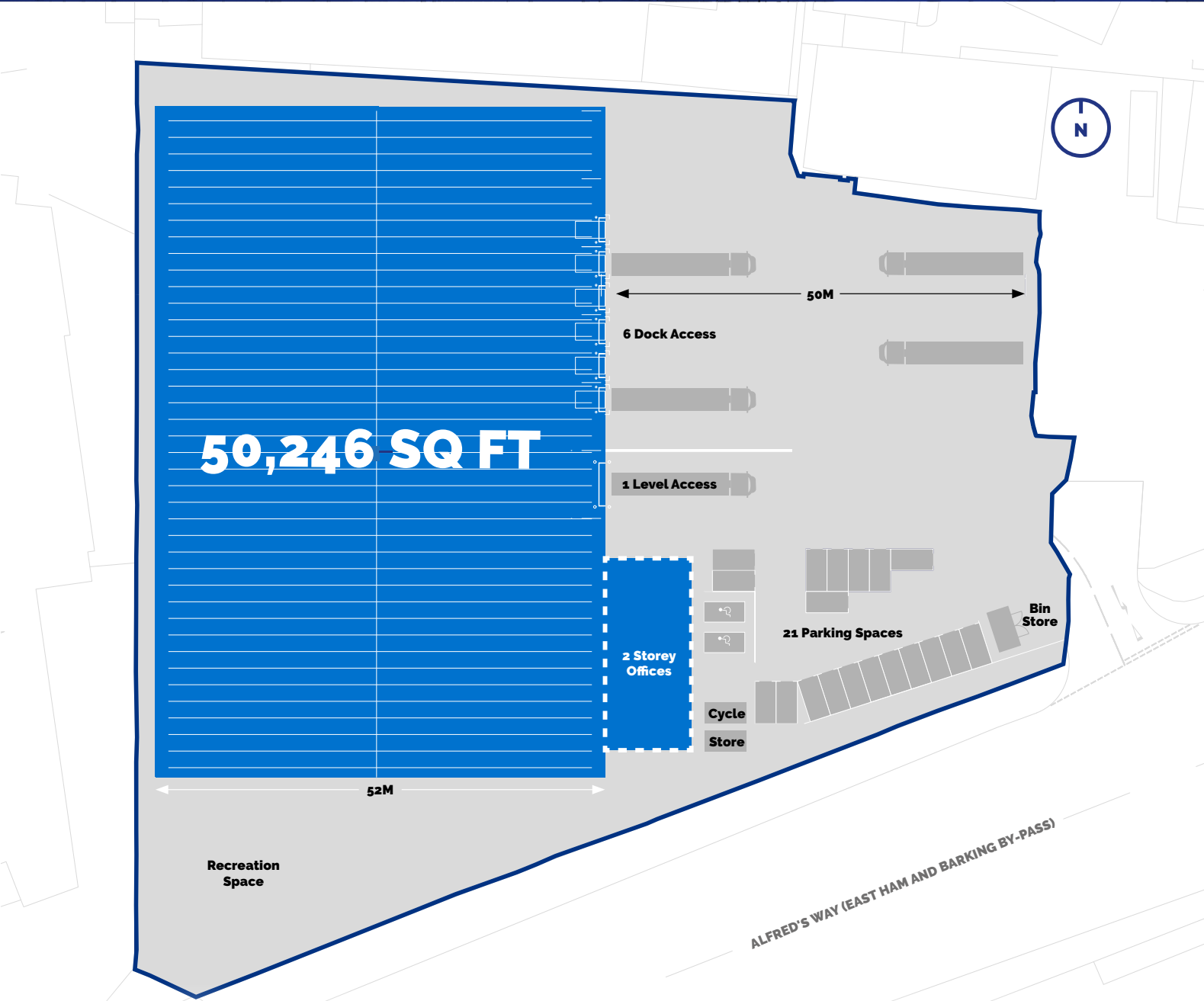
Immediately linked to the A13 with direct access to East London/Essex including Rainham, Purfleet and Basildon.

The immediate area is an established industrial location, popular with self-storage and trade counter operators, including Big Yellow, Toolstation and Fedex.

*Source: Google Maps



Nearby occupiers include:



BEST IN CLASS LOGISTICS UNIT

Area	Sq Ft	Sq M
Warehouse	44,821	4,164
Offices	5,425	504
Total GEA	50,246	4,668



21 Car Parking Spaces



13 HGV Parking Spaces



6 Dock Level Doors



2.28 Acre Site Area

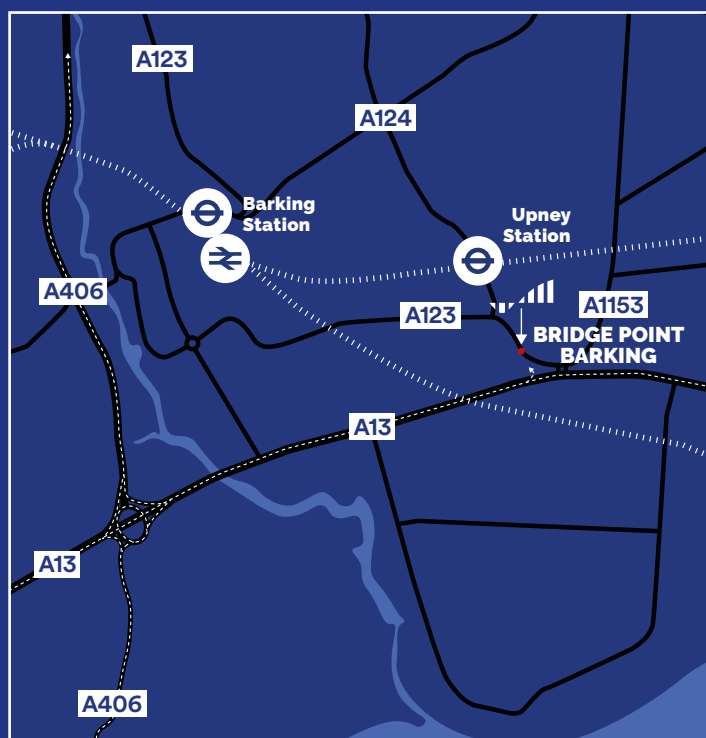


1 Level Access Door



50m Yard Depth

SITE LOCATION



CENTRAL LOCATION

The site is located on the North side of the A13, which provides direct access to the M25 (J30/31) to the East and the A406/North Circular and Central London to the West.

Underground links are provided at Upney Station (District Line) which is 0.5 miles North West of the site. Barking National Rail Station is also circa 1.5 miles to the North West.



Road Miles

A13 - 0.1
A1020 - 0.7
A12 - 4.4
M11 J4 - 6.3
M25 J30 - 10.9
Central London - 10.4



Port Miles

DP World - 19.0
Dover - 76.0
Felixstowe - 82.6

EPC

Target EPC rating of A

BREEAM

Target BREEAM of Excellent.

Planning

The consented scheme will allow for the unit to be occupied for B2 and B8 uses.

Terms

The unit will be available by way of a new FR&I lease on terms to be agreed.



Rail Miles

Upney - 0.5
Barking - 1.5
Ilford - 2.8
Stratford - 5.3
London Liverpool - 9.5
Ebbfleet - 19.5



Airport Miles

London City - 4.7
Stansted - 29.4
Gatwick - 46.3

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES.



All Enquiries
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