

BRIDGE POINT BARKING  
ALFREDS WAY, IG11 9PG  
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 **BRIDGE**

# BRIDGE POINT BARKING

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**50,618 SQ FT (4,703 SQ M)**

PRIME LAST MILE  
LOGISTICS WAREHOUSE

**TO LET**



**Bridge Point Barking is a centrally located, detached and self-contained distribution warehouse/ industrial unit, totalling 50,618 Sq Ft.**

It has great access to the A13, with direct routes to East London and Essex. The immediate area is an established industrial location, popular with self-storage and trade counter operators.



Central London

A13

A13



# DESIGNED TO DRIVE LOGISTICS FORWARD



**10.3%**

\*the population employed in the transport and storage sector (Double the UK average)

**7,800**

People locally actively looking for work



**3,417**

\*Economically active people live in Barking



**3,038,870**

\*people within a 15 mile radius



**4,500+**

\*People are employed in the manufacturing sector.

SOURCE : nomisweb.co.uk, freemaptools.com



Area	Sq Ft	Sq M
Warehouse	47,552	4,418
Offices	3,066	285
<b>Total GEA</b>	<b>50,618</b>	<b>4,703</b>

# BUILT TO LAST MADE TO DELIVER

Bridge Point Barking has been designed to incorporate an exceptional specification benefitting from the following:



Fibre Optic Internet Ready



2 Storey Offices



Comfort Heating / Cooling



Classes Eg(ii), Eg(iii), B2 And B8



LG7 Lighting



10M Eaves Height



50M Fully Secure Yard



PV Panels



Fm1 Warehouse Floor



400 KVA



24/7 Unrestricted Use



# WITH THE FUTURE OF LOGISTICS IN MIND

## ESG Credentials

Bridge Point Barking has been designed with a sustainable future in mind, featuring best in class ESG credentials to cater for modern-day & future occupational requirements. Through state of the art design features, operational costs are minimised.



Efficient Water Fittings



BREEAM Excellent



Net Zero Carbon



Cycle Parking



PV Panels



EV Charging Points & Car Sharing Space



Air Source Heat Pump



EPC A Rating

## Operational Cost Savings

### Maximum PV Coverage

Producing 259.12 kW per annum\*



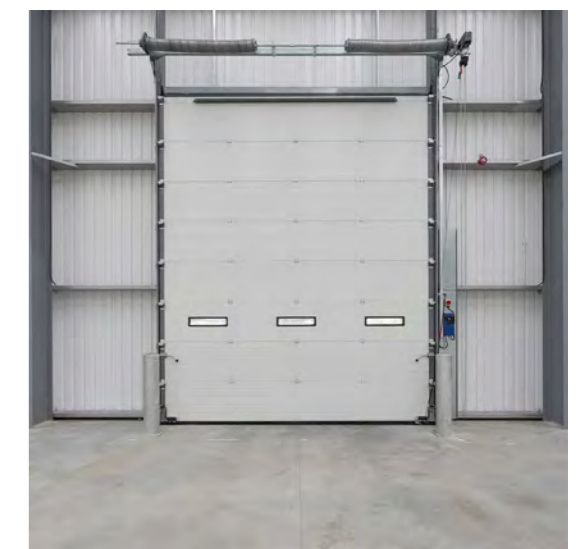
### Cost Savings

£1.46 per sq ft per annum\*



### CO<sup>2</sup> Savings

58 ton saving per annum\*



\*Estimated figures - more information available on request

# From Barking to Central London in 20 minutes

With easy access to **Central London** and the wider **motorway networks**.



A13 - 0.1 miles  
A406 - 0.7 miles  
M25 J30 - 10.9 miles  
Central London - 5.4 miles



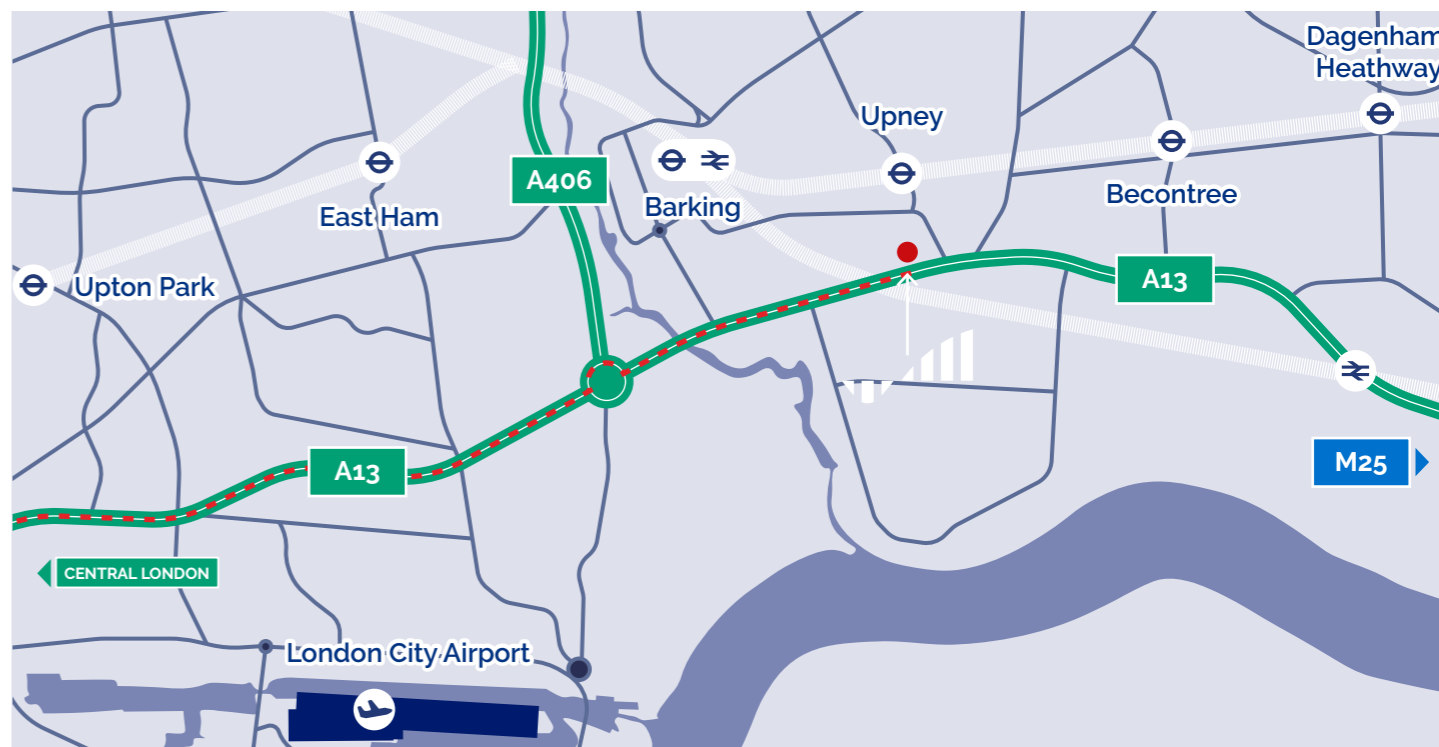
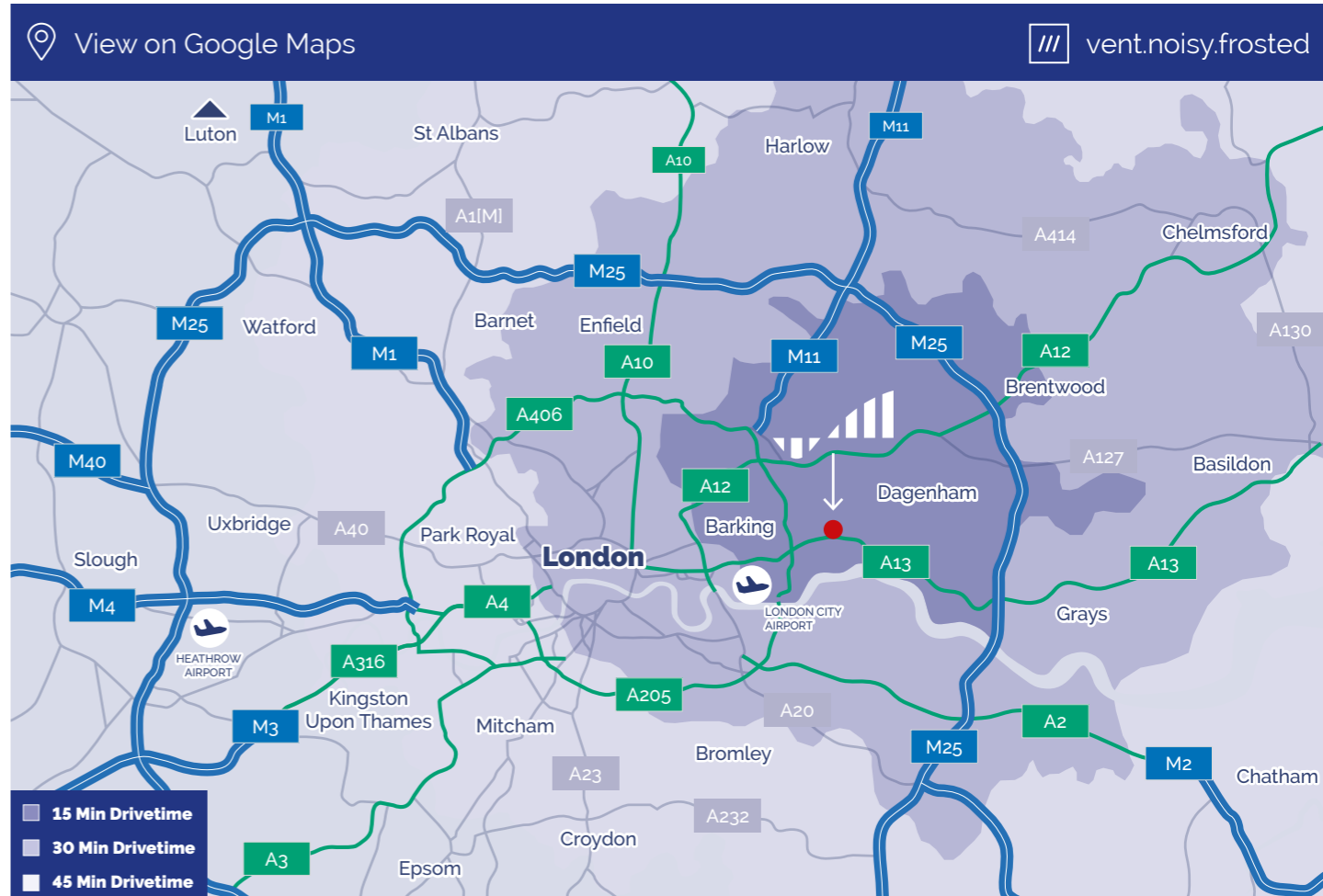
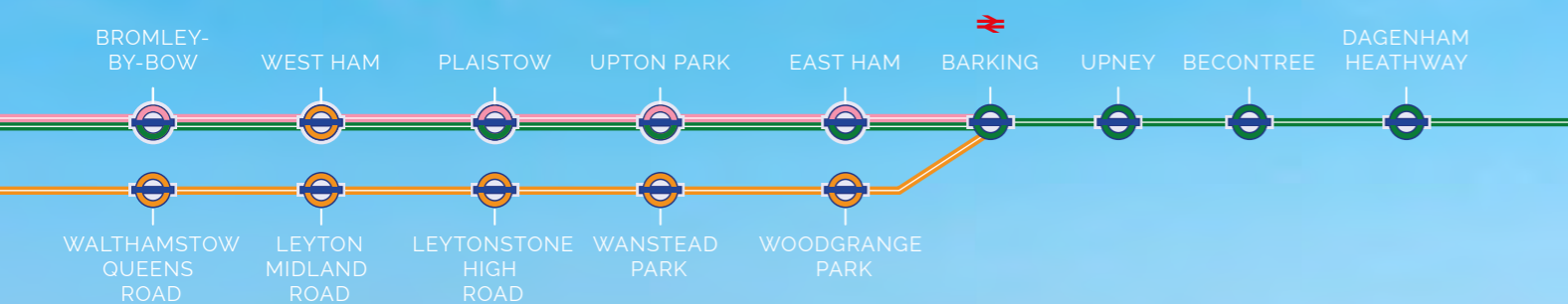
Barking - 0.6 miles  
Stratford - 3.0 miles  
Liverpool Street - 15.5 miles  
Ebbfleet - 21.0 miles



DP World - 19 miles  
Dover - 76 miles



London City - 4.7 miles  
Stansted - 29.4 miles



## Terms

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

## Further Information

For further information please contact the below agents:

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**BRIDGE** Is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The Acquisition And Development Of **Class A Industrial Properties.**

