

PRIME LAST MILE LOGISTICS **WAREHOUSE**

AVAILABLE DECEMBER 2022

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



TRAFALGAR SQUARE IN 20 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



indicative cgi



ESG INITIATIVES

- BREAAM – **Excellent**
- Net Zero Carbon** by design
- Roof mounted **Solar Photovoltaics**, generating more than **155,000kWh a year**
- On-site **cycle parking**, **electric car charging points**, and **car sharing** spaces
- Optimising building orientation, glazing, and fabric to **reduce energy consumption** and associated emissions
- Low flow, **efficient water fittings** to **reduce water consumption**

3,038,870 people within a 15 mile radius

4,500 people employed in the manufacturing industry

10.3% of the population employed in the transport and storage sector (Double the UK average)

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

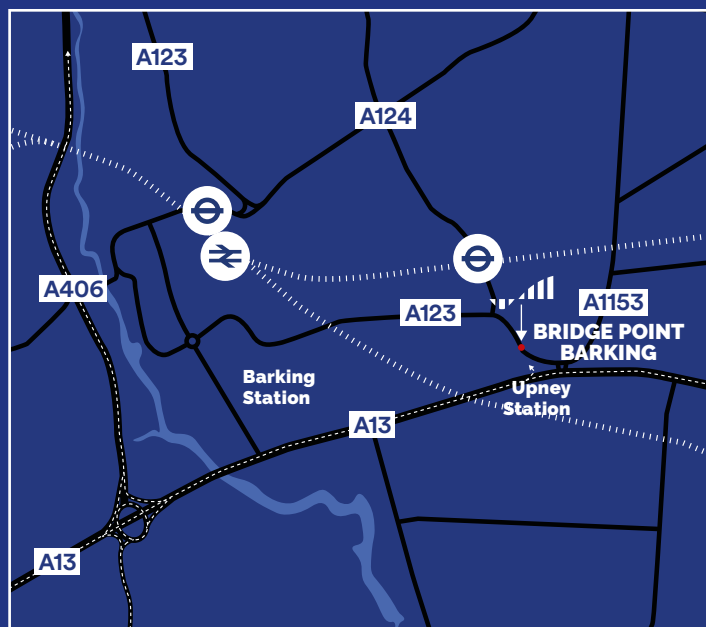
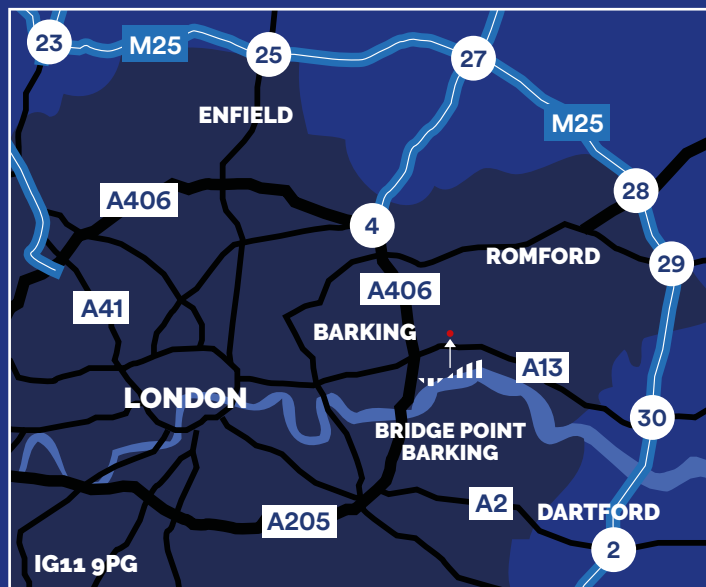
6 Dock Level Doors

2.28 Acre Site Area

1 Level Access Door

50m Yard Depth

SITE LOCATION



EPC

Target EPC rating of A

Planning

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

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.

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

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
A406 N Circular - 0.7
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



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

BREEAM

Target BREEAM of Excellent.

Terms

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

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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