

### **PRIME** LAST MILE LOGISTICS **WAREHOUSE**

### **AVAILABLE DECEMBER 2022**

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





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# **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





## **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	<b>4,500</b> people	<b>10.3%</b> of the
people	employed in the	employed in
within a 15	manufacturing	and storage s
mile radius	industry	(Double the L

population the transport ector JK average)



## **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











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

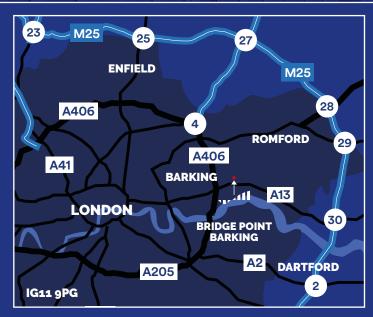
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### **BRIDGE**

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### 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

**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.

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Rail Miles Upney - 0.5 Barking - 1.5 Ilford - 2.8 Stratford - 5.3 London Liverpool - 9.5 Ebbsfleet - 19.5



Airport Miles London City - 4.7 Stansted - 29.4 Gatwick - 46.3

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