

Ripple Road Industrial Estate

Barking, IG11 0SY

Modern warehouse

Available to let | 25,003 to 63,919 sq ft





Modern warehouse

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 8m 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.

Modern warehouse

25,003 to 63,919 sq ft



To be
refurbished



2 miles from
Barking Station



8m clear internal
height



25m to 34m yard
depths



Secure yard area
for loading



9 loading doors
across the 2 units



24/7 access



11.5 miles
from central
London



Covered loading
areas available



Units can be
combined



Ample car
parking



Less than
16 minutes to
the M25 J30

Site plan & accommodation

Unit	Area (sq ft)	Area (sq m)
------	--------------	-------------

Unit A	3,615	38,916
--------	-------	--------

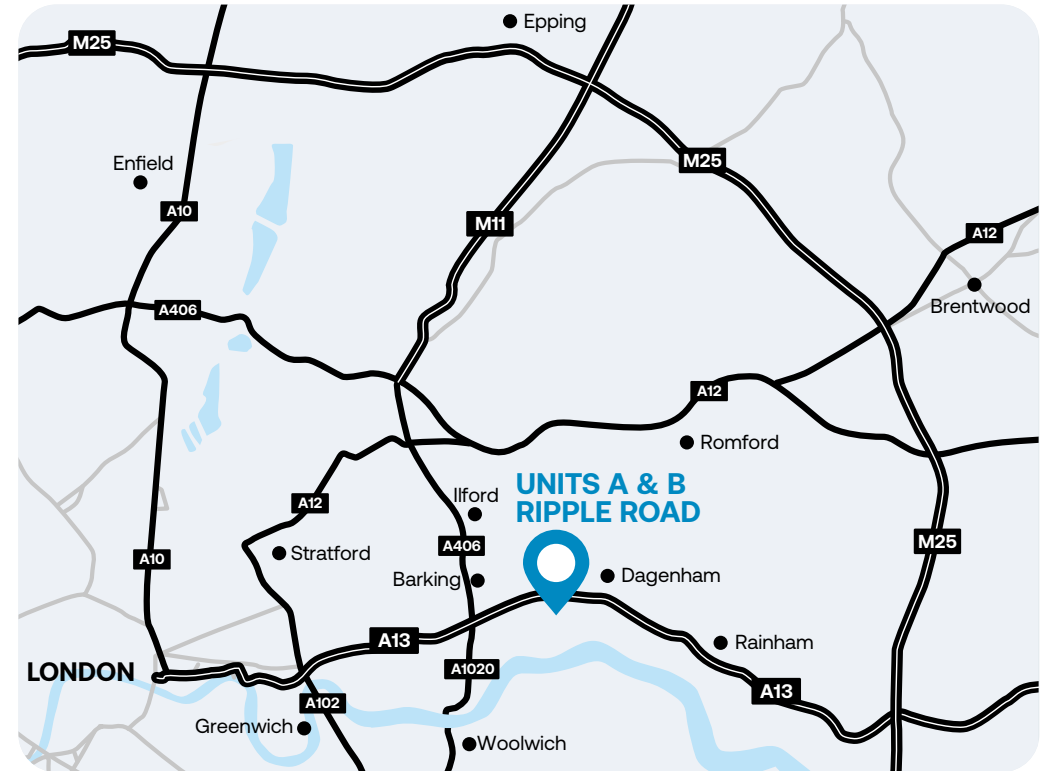
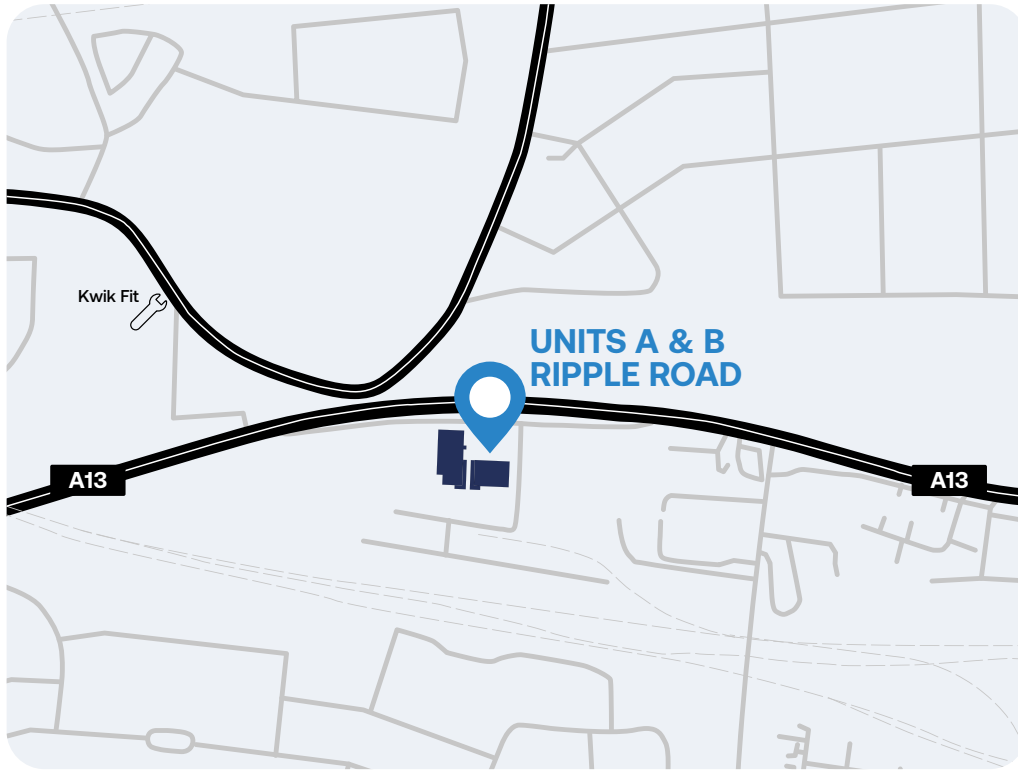
Unit B	2,323	25,003
--------	-------	--------

Total	5,938	63,919
--------------	--------------	---------------





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 16 minutes from J30 M25 and 13 minutes from the A406 (North Circular Road).

Travel times

By Rail

Distance

Upney Station	0.7 miles
Barking Station	2 miles
Barking Riverside	2.5 miles

By Bus

Distance

Bus stop	5 min walk
----------	------------

By Road

Distance

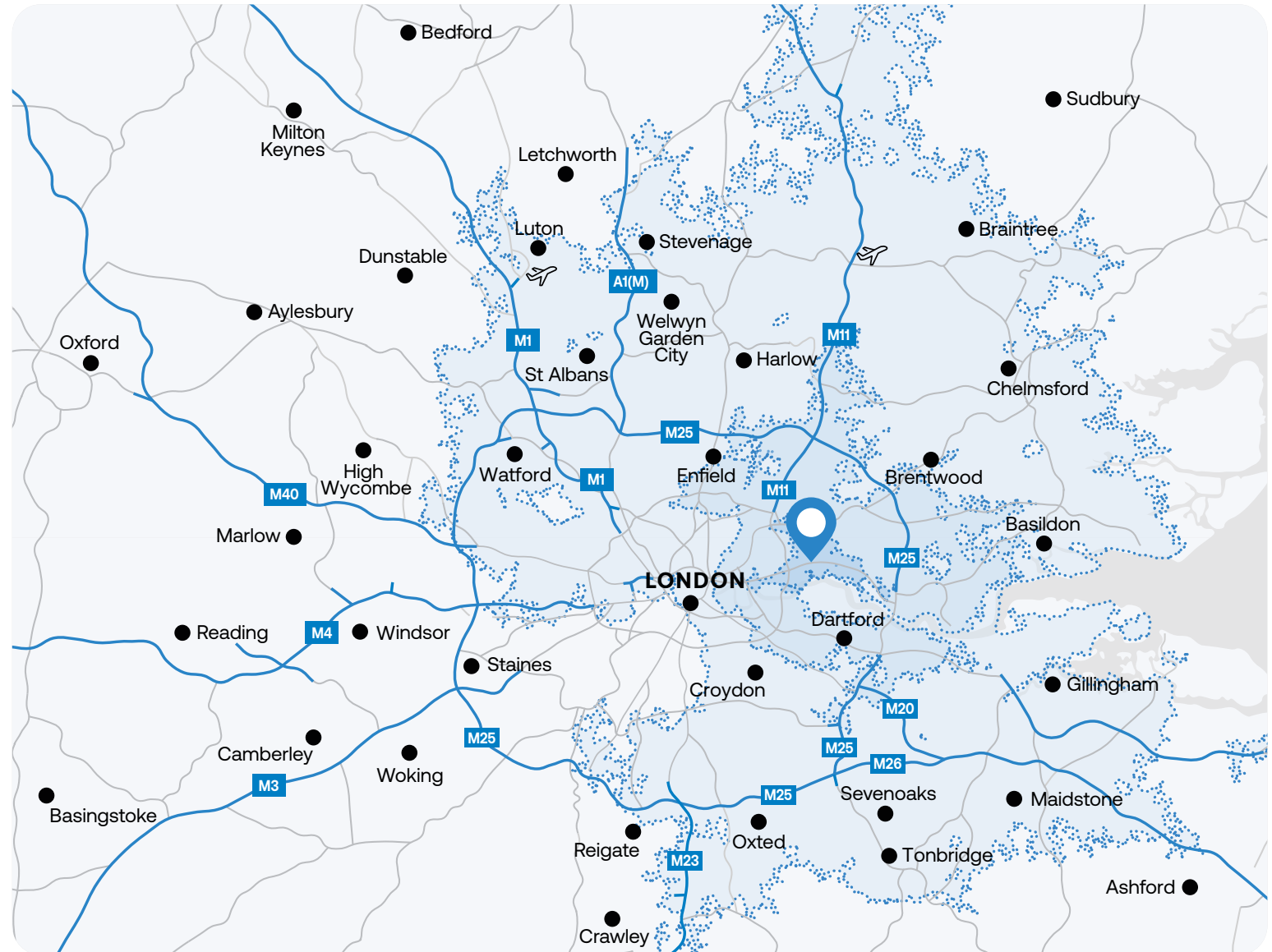
A13	Immediate
A406	1.9 miles
A12	5.7 miles
M11 (J4)	6.3 miles
M25 Junction 30	9 miles
City Airport	5.3 miles

Car drive times

15mins

30mins

60mins



Ripple Road Industrial Estate

Barking, IG11 0SY
Modern warehouse
Available to let | 25,003 to 63,919 sq ft

[Book a viewing](#)

Mileway

Zachary Hanna
T: 0203 991 3516
Southeast@mileway.com



Peter Higgins
M: 07900 990805
p.higgins@glenny.co.uk

Sam Sandell
M: 07586 627705
s.sandell@glenny.co.uk



Daniel Harness
M: 07887 058676
daniel@cokegearing.co.uk

Paul Fitch
M: 07771 607585
paul@cokegearing.co.uk

Further information:

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Legal Costs

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

Terms

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

Anti-Money Laundering Regulations

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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.