

# Unit B Ripple Road Industrial Estate

Barking, IG11 0SY

Modern warehouse  
Available to let | 25,003 sq ft

Let to B&Q





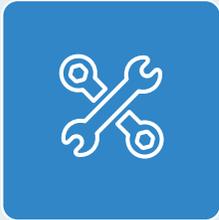
## Modern warehouse

Unit B Ripple Road is a fully refurbished high quality industrial / warehouse unit. The unit offers 8m eaves height and dedicated yard space (34m depth) to the rear of the property accessed via its own service road.

The property itself is ideally located in East London, just off the Ripple Road roundabout. Unit B benefits from additional parking underneath the canopy of the unit. Ripple Road is located in a dense residential surrounding area with a wide employment pool.

# Modern warehouse

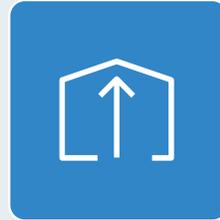
25,003 sq ft



Under refurbishment



2 miles from Barking Station



8m clear internal height



Maximum yard depth 34m



Secure yard area for loading



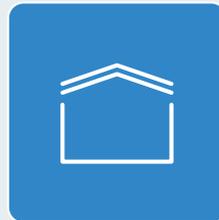
6 loading doors Unit B



24/7 access



11.5 miles from central London



Covered loading areas available



Car parking underneath canopy



Less than 16 minutes to the M25 J30

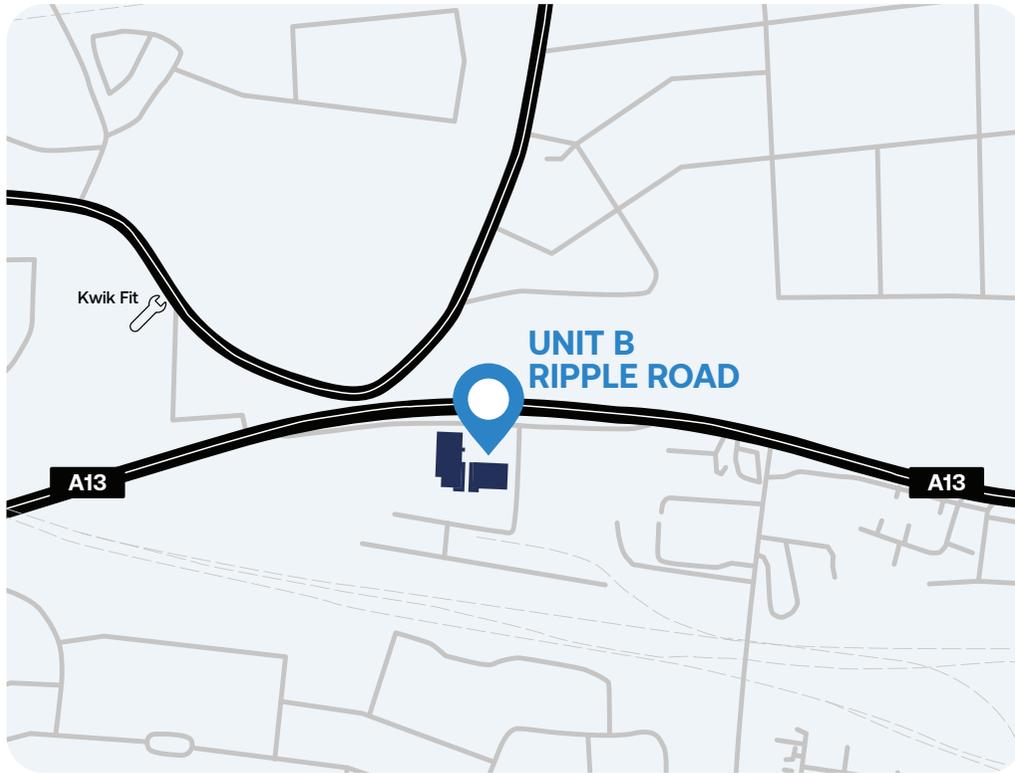
# Site plan & accommodation



Unit	Area (sq m)	Area (sq ft)
Unit B	2,323	25,003
<b>Total</b>	<b>2,323</b>	<b>25,003</b>



# Location



The unit is 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. Unit B, sits 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

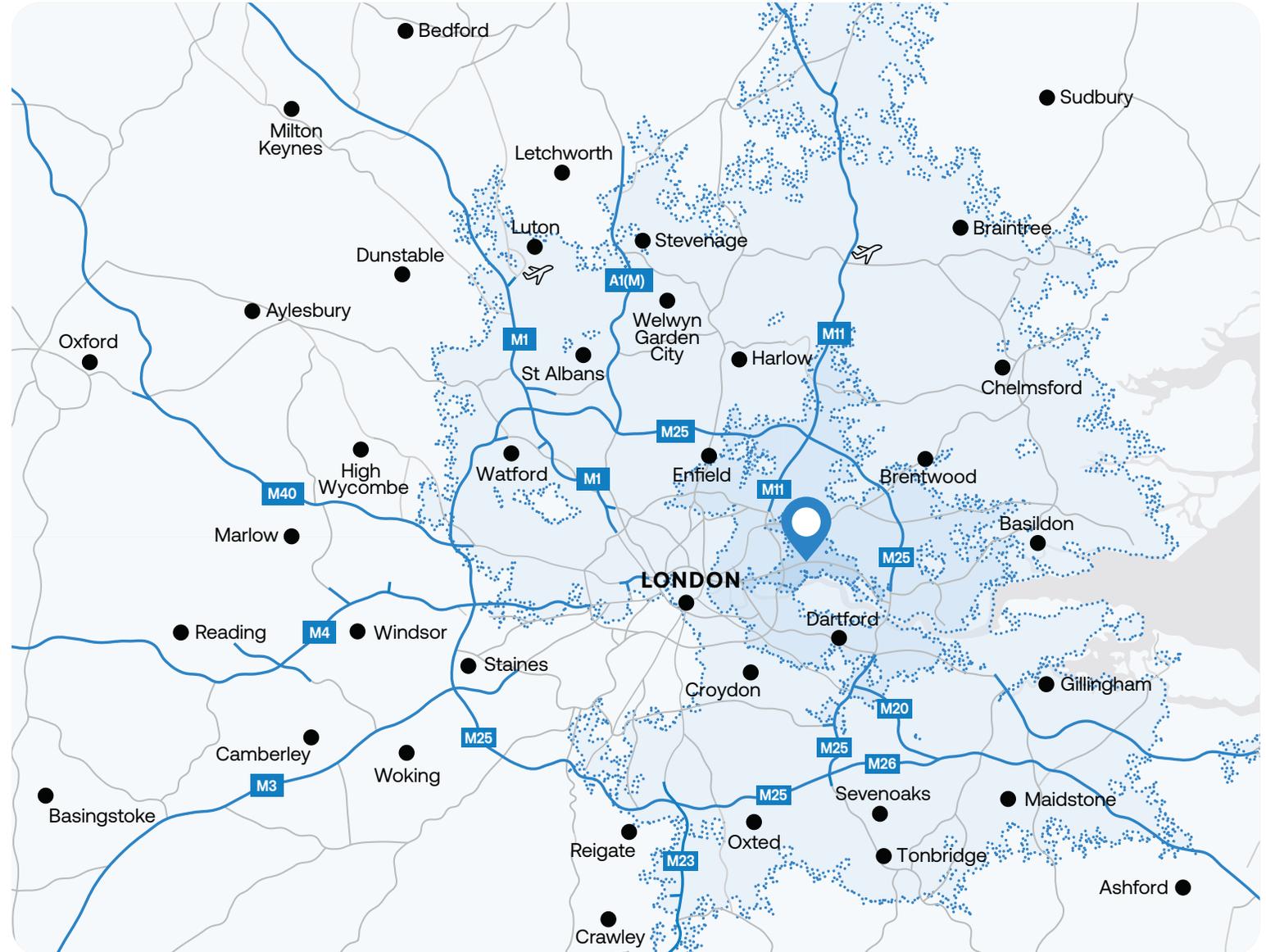
M25 Junction 30

9 miles

City Airport

5.3 miles

## Car drive times

 15mins 30mins 60mins

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[Book a viewing](#)

## **Mileway**

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## **Further information:**

### **EPC**

EPC rating B, targeting EPC A on completion of refurb works.

### **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.

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