

# Unit B Ripple Road Industrial Estate

Barking, IG11 0SY

Modern warehouse  
Available to let | 25,003 sq ft



Let to B&Q

An aerial photograph of an industrial estate. The central focus is a large, modern warehouse with a grey metal roof and blue doors, outlined in blue. To its left is a larger, older building with a corrugated metal roof. The surrounding area includes parking lots with various vehicles, including red double-decker buses, and stacks of materials. In the bottom right corner, a white concrete mixer truck is partially visible. A blue callout box with white text is overlaid on the left side of the image.



## Modern warehouse

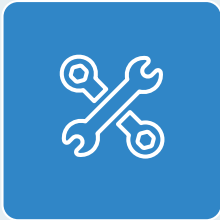
Unit B Ripple Road is a fully refurbished high quality industrial / warehouse unit. The unit offers 8m eaves height and dedicated yard space (34m depth) to the rear of the property accessed via its own service road.

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

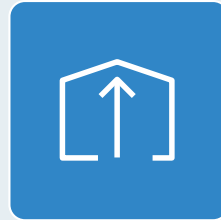
25,003 sq ft



Recently refurbished



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

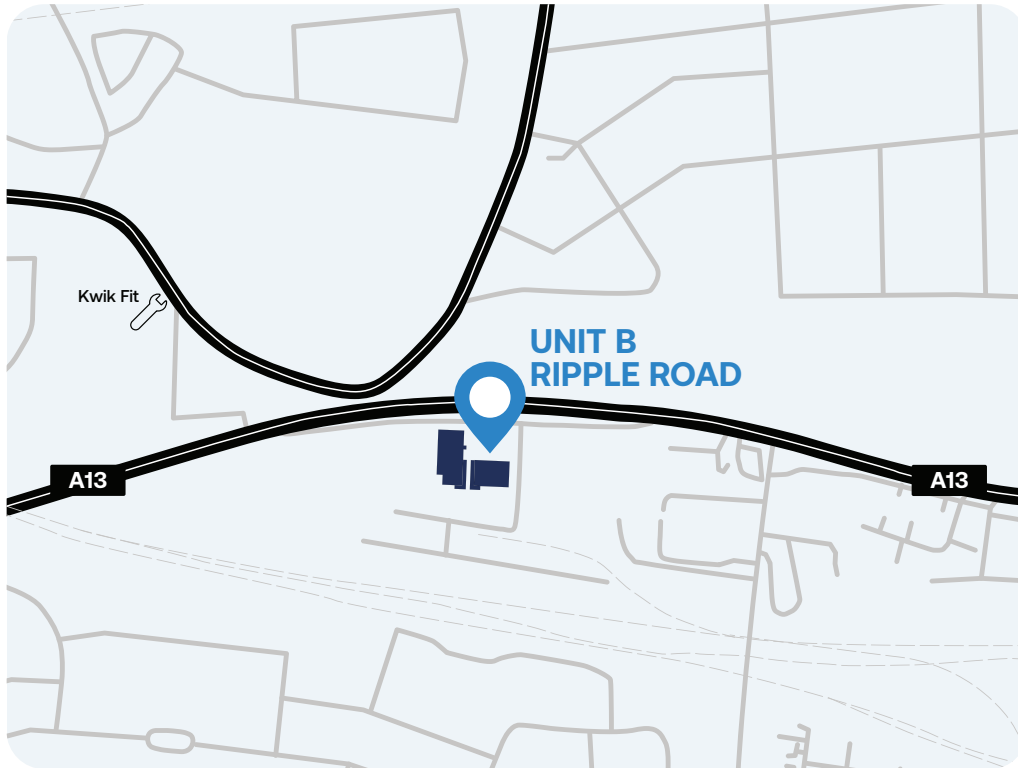
# Site plan & accommodation

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

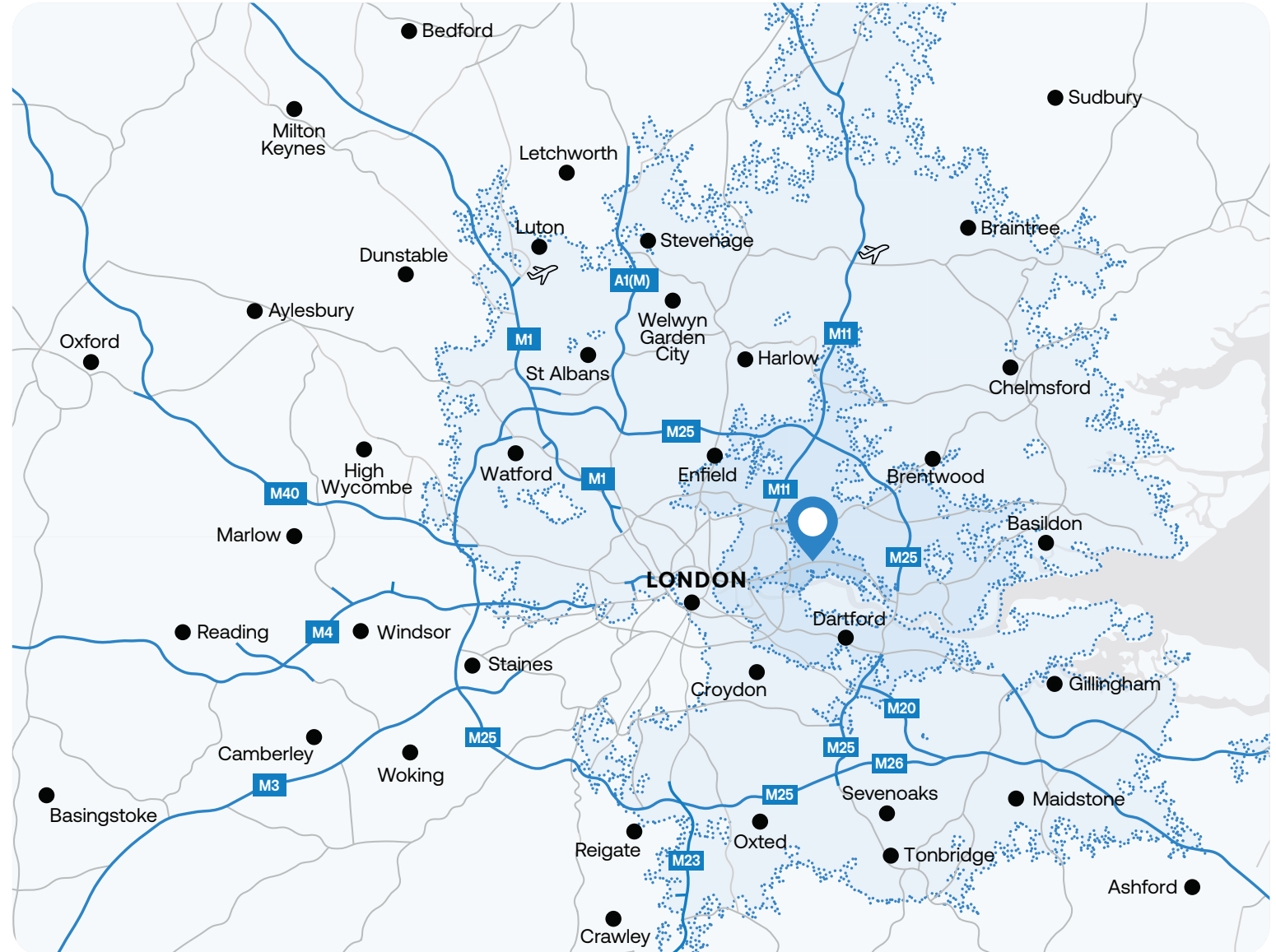
5.3 miles

## Car drive times

15mins

30mins

60mins



# Unit B Ripple Road Industrial Estate

Barking, IG11 0SY  
Modern warehouse  
Available to let | 25,003 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

Ryan Anderson  
M: 07468 186415  
r.anderson@glenny.co.uk



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

Toby Pemberton  
M: 07949 530597  
toby@cokegearing.co.uk

## **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.

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. Feb 2026.