GASCOIGNE ROAD | BARKING | IG11 7NZ

VALOR
REAL ESTATE PARTNERS

VALOR PARK
EAST CIRCULAR PHASE 1

PRIME GREATER LONDON URBAN LOGISTICS ESTATE

NEW & FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNITS

10,291 SQ FT (956 SQ M) – **130,989 SQ FT** (12,171 SQ M)

AVAILABLE NOW TO LET

VALOR PARK EAST CIRCULAR IG11 7NZ

UNRIVALLED CONNECTIVITY

NOTABLE LOCAL OCCUPIERS INCLUDE

dpd

BESTWAY WHOLESALE

DHL

halfords

SHURGARD SELF·STORAGE

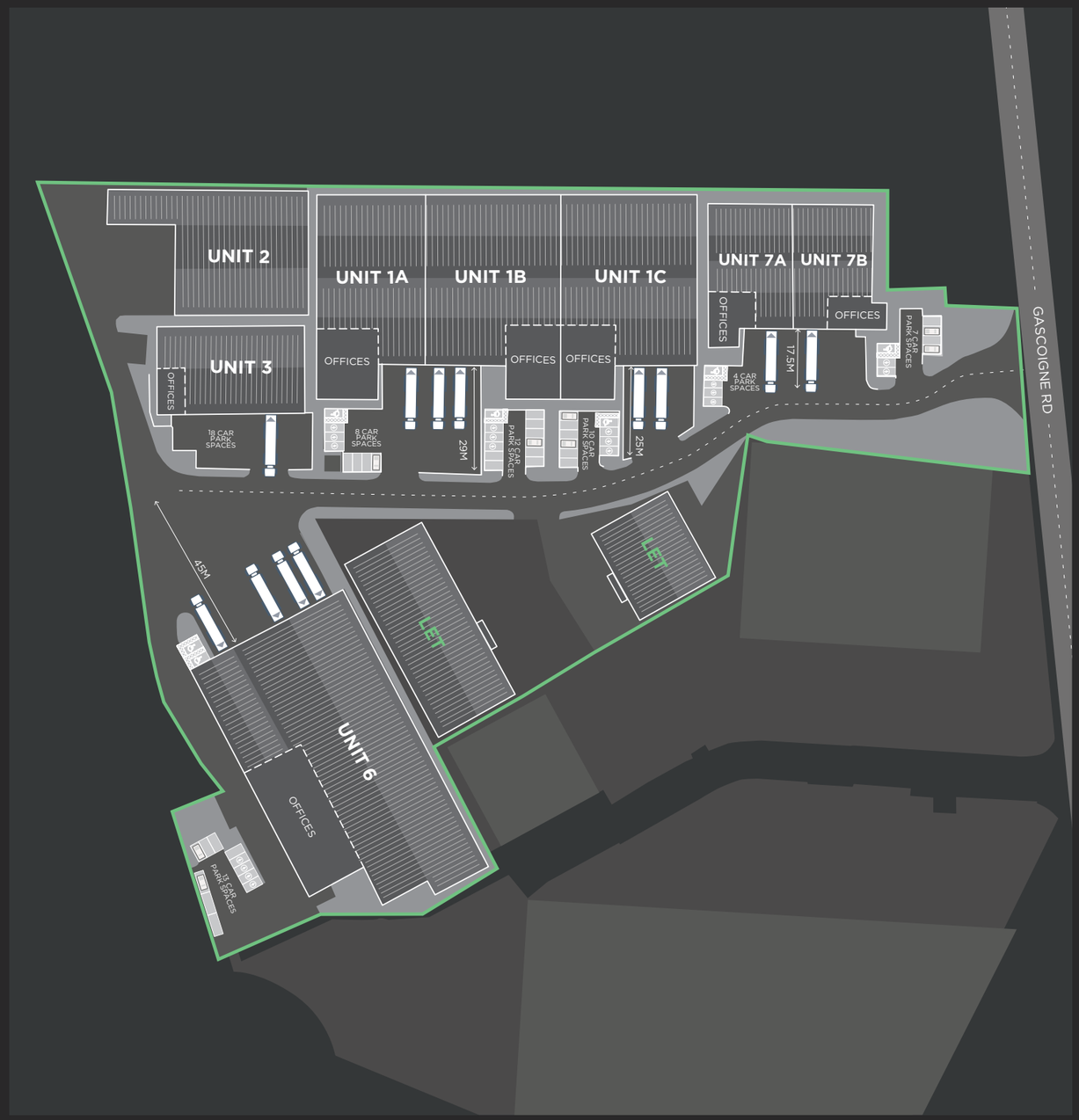
PARCEL FORCE WORLDWIDE

babcock

VALOR PARK EAST CIRCULAR IG11 7NZ

10,291 SQ FT - 130,989 SQ FT

URBAN INDUSTRIAL / WAREHOUSE UNITS



DESCRIPTION

The estate consists of eight high specification self-contained warehouses comprising two brand new and four fully refurbished and remodelled to a Grade A standard. The specification includes steel portal frame construction modern high quality office accommodation level access loading beneath extensive loading canopies, generous yard and parking provisions, on a secure and well managed park.

ACCOMMODATION (GEA)

UNIT	CORE SQ FT	OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M	EAVES HEIGHT
1A	15,574	3,809	19,383	1,801	7.4M
1B	18,797	3,602	22,399	2,081	7.4M
1C	18,925	3,491	22,416	2,083	7.4M
2	12,075	2,037	16,139	1,499	6M
3	9,123	871	10,865	1,009	6M
6	38,347	7,341	45,688	4,245	6.7M
7A	8,350	2,463	10,813	1,005	8.5M
7B	8,055	2,236	10,291	956	8.5M

- 6-8.5M EAVES HEIGHT
- UP TO 45M YARD DEPTH
- FIRST FLOOR OFFICES
- ELECTRIC CAR CHARGING POINTS
- SECURE SITE
- PRIME LOCATION ON A13
- UP TO 20 CAR PARKING SPACES
- LED WAREHOUSE LIGHTING
- UP TO 3 LEVEL LOADING DOORS
- UNIT 6 DOCK LEVEL DOORS
- GATED ENTRANCE
- 3.5 ACRES

Unit 6 Dock Level Doors

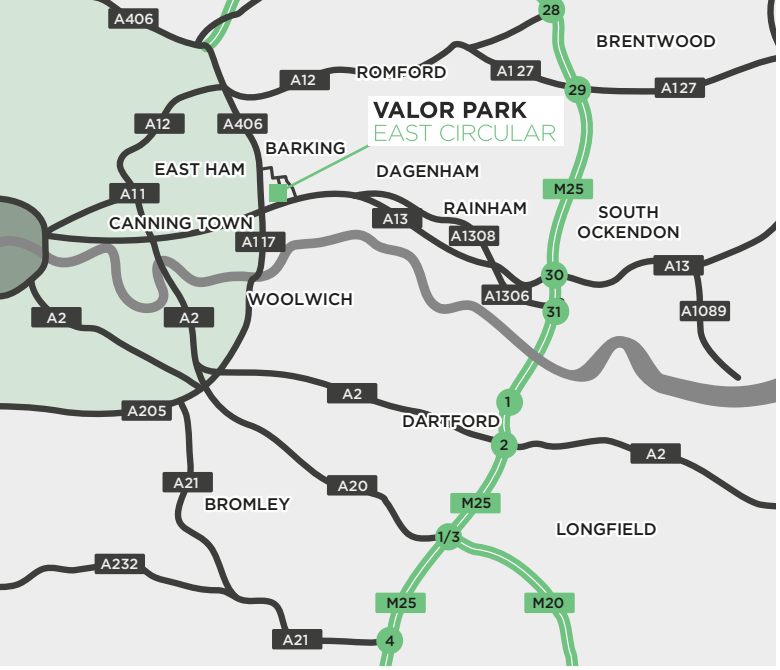
Unit 1B Warehouse

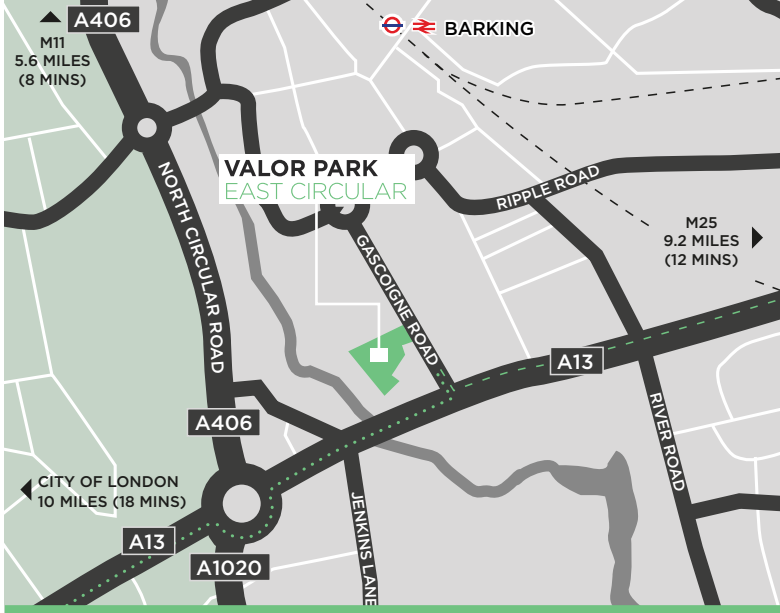
Unit 6

Kitchenette

Unit 6 Warehouse

Security Hut and Gated Entrance





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ROAD	MILES	MINS
A13	0.1	1
A1020	0.3	2
A406 NORTH CIRCULAR	0.6	3
A12	4.3	6
M11 J4	5.6	8
M25 J30	9.2	12

RAIL	MILES	MINS
BARKING	1.6	6
STRATFORD INTERNATIONAL	8.7	14
LONDON LIVERPOOL STREET	9.5	18
EBBSFLEET INTERNATIONAL	19.5	28

PORTS	MILES	MINS
TILBURY	16.9	20
DP WORLD	19.0	30
DOVER	72.9	1 hr 15
FELIXSTOWE	83.8	1 hr 25

AIRPORTS	MILES	MINS
LONDON CITY	3.6	9
STANSTED	29.4	30
GATWICK	37.7	1 hr 5

EPC
EPC A.

RENT
Upon Application.

COSTS
Each party to bear their own legal costs in this transaction.

TERMS
The units are available by way of new FR&I leases on terms to be agreed.

5,662,942 PEOPLE LIVE WITHIN A 15 MILE RADIUS

3,669,409 PEOPLE LIVE WITHIN A 10 MILE RADIUS

1,014,221 PEOPLE LIVE WITHIN A 5 MILE RADIUS

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