

**PRIME
URBAN
LOGISTICS
WAREHOUSE
98,544 SQ FT
AVAILABLE NOW**



Circular 13, Unit B, Gascoigne Road, Barking, IG11 7HP



Canary Wharf

Canning Town

City of London

Stratford



Beckton Triangle Retail Park

Sainsbury's

A13

A406

A13 / A406 Intersection



A406 North Circular



halfords

Barking Town Centre

M11 (J4)

A13

M25 (J30)

UNRIVALLED ACCESS

Circular 13 is a centrally located distribution warehouse. The unit offers immediate access to the A13 and A406, which provides an occupier with excellent access to East, North and Central London.

THE GATEWAY TO

The unit has been extensively refurbished to an excellent specification, including two secure yards, loading doors on two elevations, modern office accommodation positioned over two levels and a minimum clear height of 10.3m.

Unit B Circular 13 occupies a highly prominent position to the A13, with approximately 243,719 vehicles passing the site on an average day of the year.



Minimum clear height of 10.3m and 11.4m to the apex



Newly refurbished warehouse



Up to 36m yard depth



65 parking spaces (EV ready infrastructure)



7 electrically operated dock level access doors



6 electrically operated level access doors



Secure yards on two elevations



Ready to use sprinkler system



High-spec offices with ready made breakout space



ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	88,512	8,223
Ground Floor Offices	5,016	466
First Floor Offices	5,016	466
Total GEA	98,544	9,155

CENTRAL LONDON



**READY FOR
IMMEDIATE
OCCUPATION**



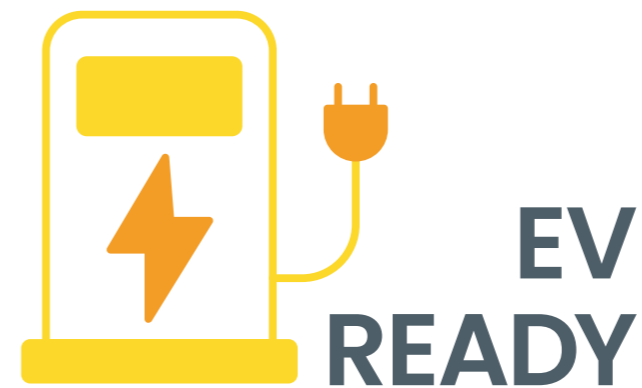
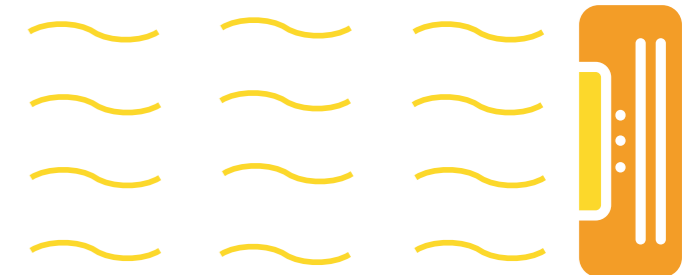
NEW LED LIGHTING AND PIR SENSORS TO OFFICES

**EPC B
RATING**



EXTERNAL BIKE STORAGE

**NEW HIGH
EFFICIENCY VRF
HVAC SYSTEM**



ROOF LIGHTS



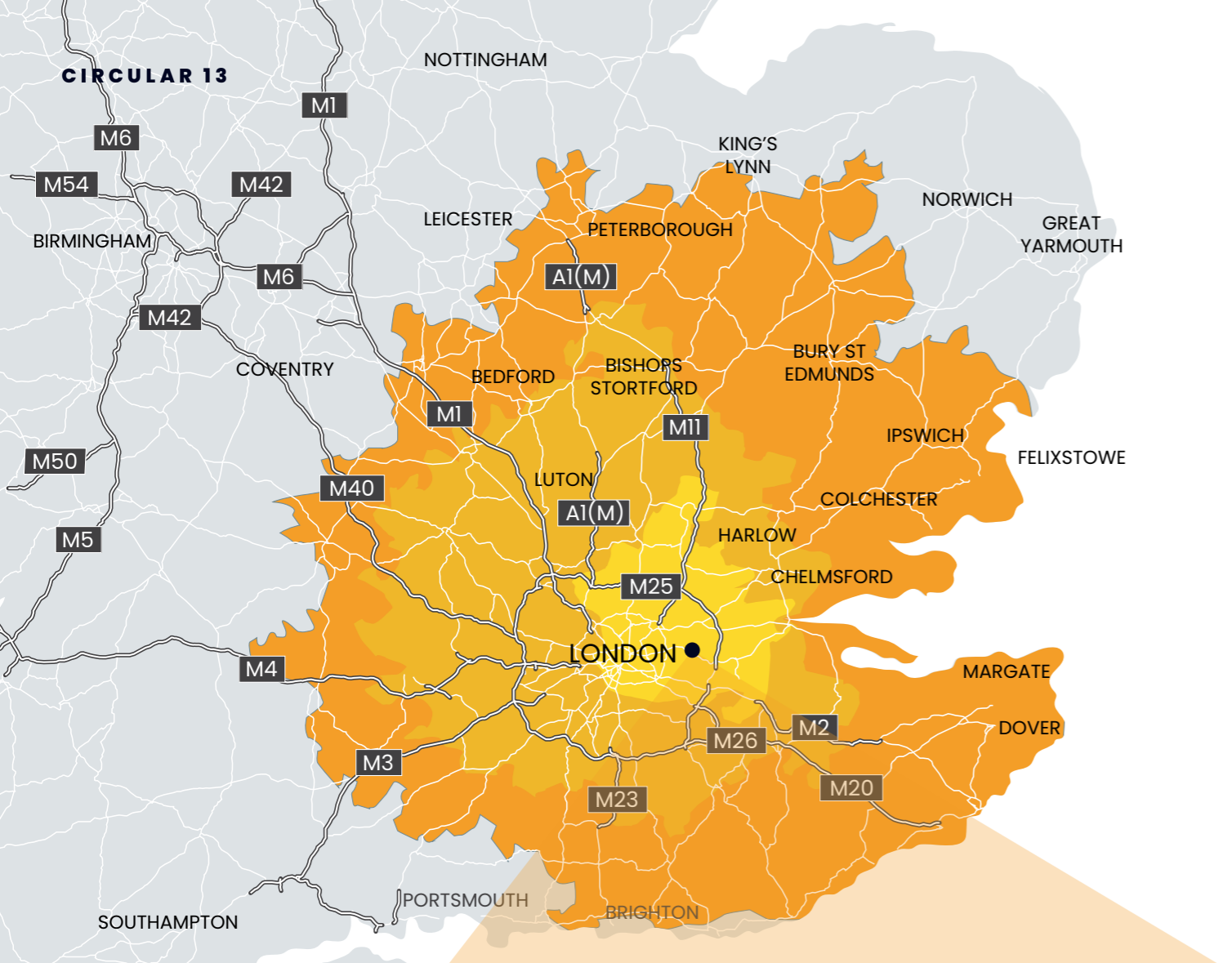
STAFF SHOWER FACILITIES



CIRCULAR 13



WITHIN ONE OF THE FASTEST GROWING LONDON POPULATIONS



- Drive Time 0-30 Mins
- Drive Time 30-60 Mins
- Drive Time 60-90 Mins

ROAD DISTANCES

Location	Miles	Location	Miles
A13	0.1	City Airport	5.0
A406	0.6	M11 (J4)	6.3
A1020	0.8	Central London	10.4
Barking Station	1.1	M25 (J30)	10.9
London Wholesale Markets	3.5	Tilbury Docks	16.3
A12	4.4	London Gateway	19.3



Circular 13 is located on Gascoigne Road, immediately to the north of Alfreds Way (A13). The A13 offers direct access to East London / Essex including Rainham, Purfleet and Basildon.



Less than
0.1 miles to A13
0.6 miles to A406

The westbound carriageway of the A13 is accessed via the A406 roundabout providing direct access into Central London. The property is located approximately 0.7 miles south of Barking and 2.6 miles north of Beckton. In terms of rail connectivity, the unit is ideally located within 1.1 mile of Barking Station, a half an hour commute to Central on the District Line.



Bus route 62 services the estate & connects to Barking, Upney, Becontree and Chadwell Heath stations.

87.7% NVQ1 Qualified

6,440,961
People in a 30 minute drive



9% Employed in manufacturing, transport and storage sectors

13,449,581
People in a 60 minute drive

18,737,428
People in a 90 minute drive



3,669,409 People within 10 Miles

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