

BRIDGE POINT BARKING
ALFREDS WAY, IG11 9PG
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 **BRIDGE**

BRIDGE POINT BARKING

50,618 SQ FT (4,703 SQ M)

PRIME LAST MILE
LOGISTICS WAREHOUSE

TO LET



Bridge Point Barking is a centrally located, detached and self-contained distribution warehouse/ industrial unit, totalling 50,618 Sq Ft.

It has great access to the A13, with direct routes to East London and Essex. The immediate area is an established industrial location, popular with self-storage and trade counter operators.

TOOLSTATION
HOWDENS
BIG SELF STORAGE
WOLSELEY
REXEL
EDMUNDSON ELECTRICAL

Central London

A13

A13



DESIGNED TO DRIVE LOGISTICS FORWARD



10.3%

*the population employed in the transport and storage sector (Double the UK average)



3,417

*Economically active people live in Barking



3,038,870

*people within a 15 mile radius



7,800

People locally actively looking for work



4,500+

*People are employed in the manufacturing sector.

SOURCE : nomisweb.co.uk, freemaptools.com



Area	Sq Ft	Sq M
Warehouse	47,552	4,418
Offices	3,066	285
Total GEA	50,618	4,703

BUILT TO LAST MADE TO DELIVER

Bridge Point Barking has been designed to incorporate an exceptional specification benefitting from the following:



Fibre Optic
Internet Ready



2 Storey
Offices



Comfort Heating
/ Cooling



Classes Eg(ii),
Eg(iii), B2 And B8



LG7
Lighting



50M Fully
Secure Yard



PV
Panels



Fm1
Warehouse Floor



400
KvA



24/7
Unrestricted Use



WITH THE FUTURE OF LOGISTICS IN MIND

ESG Credentials

Bridge Point Barking has been designed with a sustainable future in mind, featuring best in class ESG credentials to cater for modern-day & future occupational requirements. Through state of the art design features, operational costs are minimised.



Efficient Water Fittings



BREEAM Excellent



Net Zero Carbon



Cycle Parking



PV Panels



EV Charging Points & Car Sharing Space



Air Source Heat Pump



EPC A Rating

Operational Cost Savings

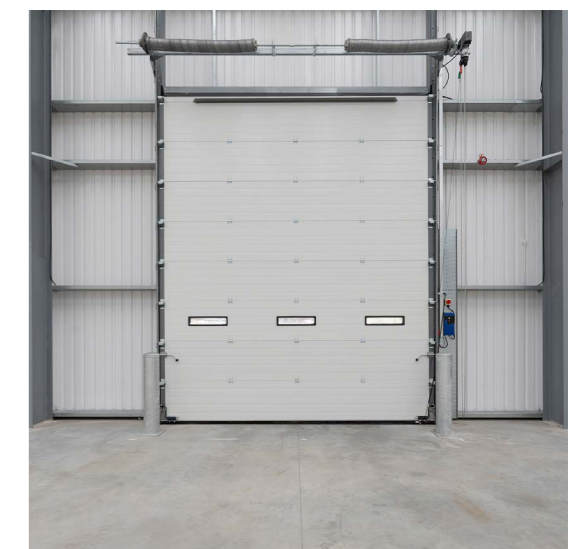
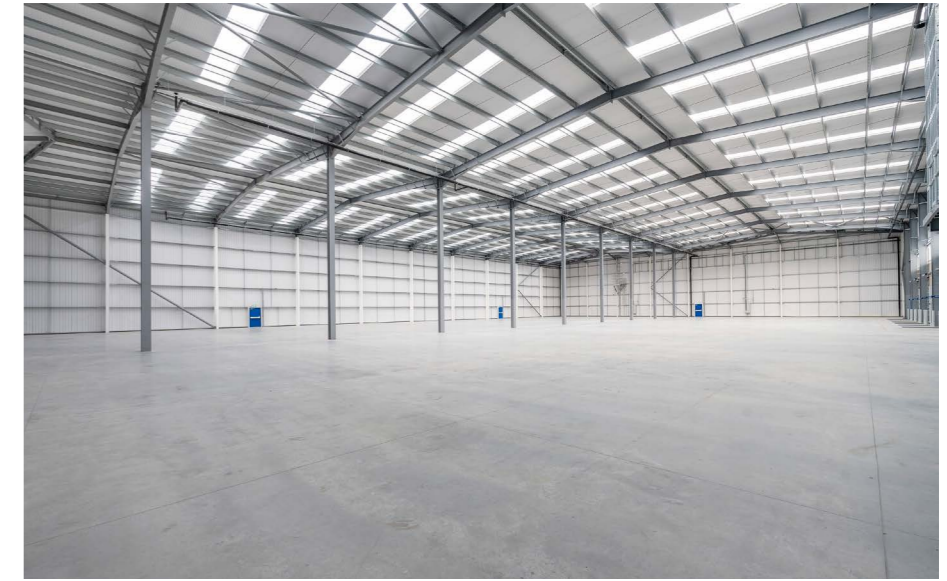
Maximum PV Coverage
Producing 259.12 kW per annum*



Cost Savings
£1.46 per sq ft per annum*



CO² Savings
58 ton saving per annum*



*Estimated figures - more information available on request

From Barking to Central London in 20 minutes

With easy access to **Central London** and the wider **motorway networks**.



A13 - 0.1 miles
A406 - 0.7 miles
M25 J30 - 10.9 miles
Central London - 5.4 miles



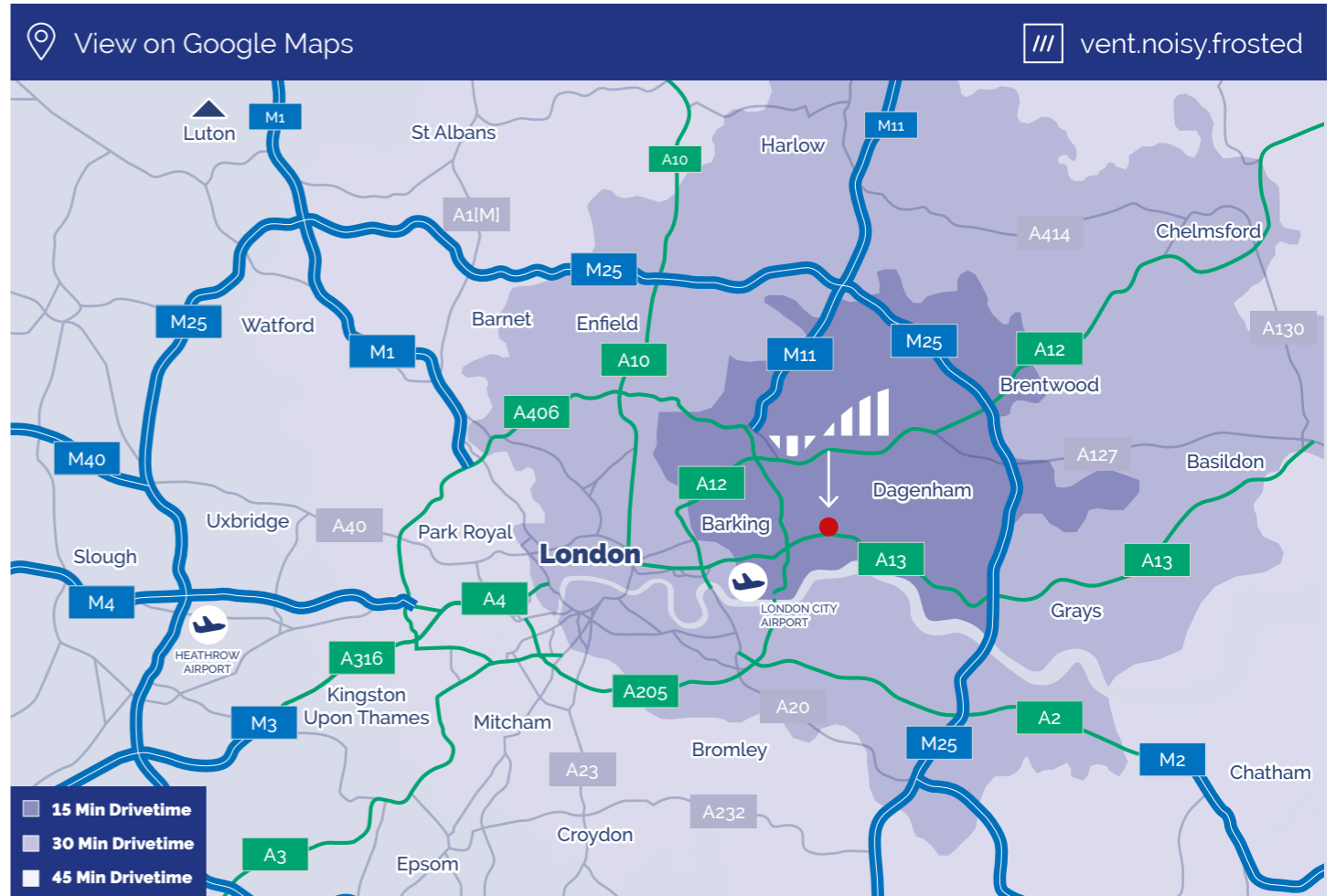
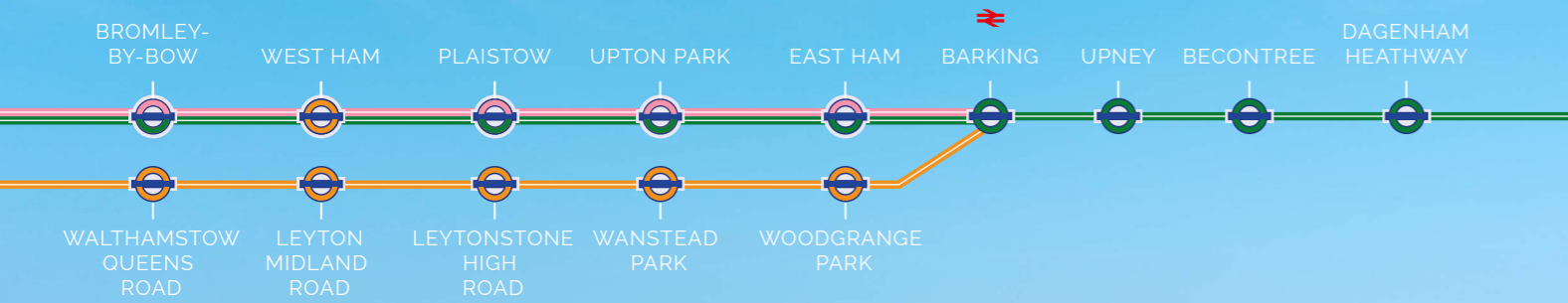
Barking - 0.6 miles
Stratford - 3.0 miles
Liverpool Street - 15.5 miles
Ebbfleet - 21.0 miles



DP World - 19 miles
Dover - 76 miles



London City - 4.7 miles
Stansted - 29.4 miles



Terms

The unit will be available by way of a new FR&I lease on terms to be agreed.

Further Information

For further information please contact the below agents:

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BRIDGE Is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The Acquisition And Development Of Class A Industrial Properties.

