

POWER PARK

BARKING

ALFREDS WAY / BARKING
LONDON / IG11 0AX
AVAILABLE Q4 2024

31,113 - 62,226 SQ FT

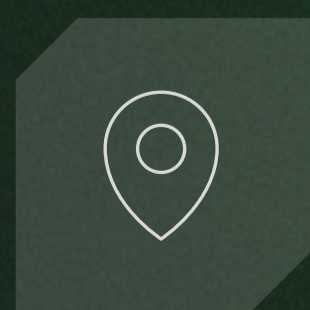


OXENWOOD
REAL ESTATE

GRAFTONGATE

DELIVERING NEW BUILD GRADE A INDUSTRIAL / LOGISTICS UNITS 31,113- 62,226 SQ FT

Power Park Barking will comprise a strategically located speculatively built two unit scheme, designed to a highly sustainable Grade A specification.



PROMINENT
LONDON
LOCATION



BREAAM EXCELLENT
ZERO CARBON
CONSTRUCTION



RAPID ACCESS
TO A13 AND
NORTH CIRCULAR

Canary Wharf

The City

Stratford

← A1020

N. Circular →

A13

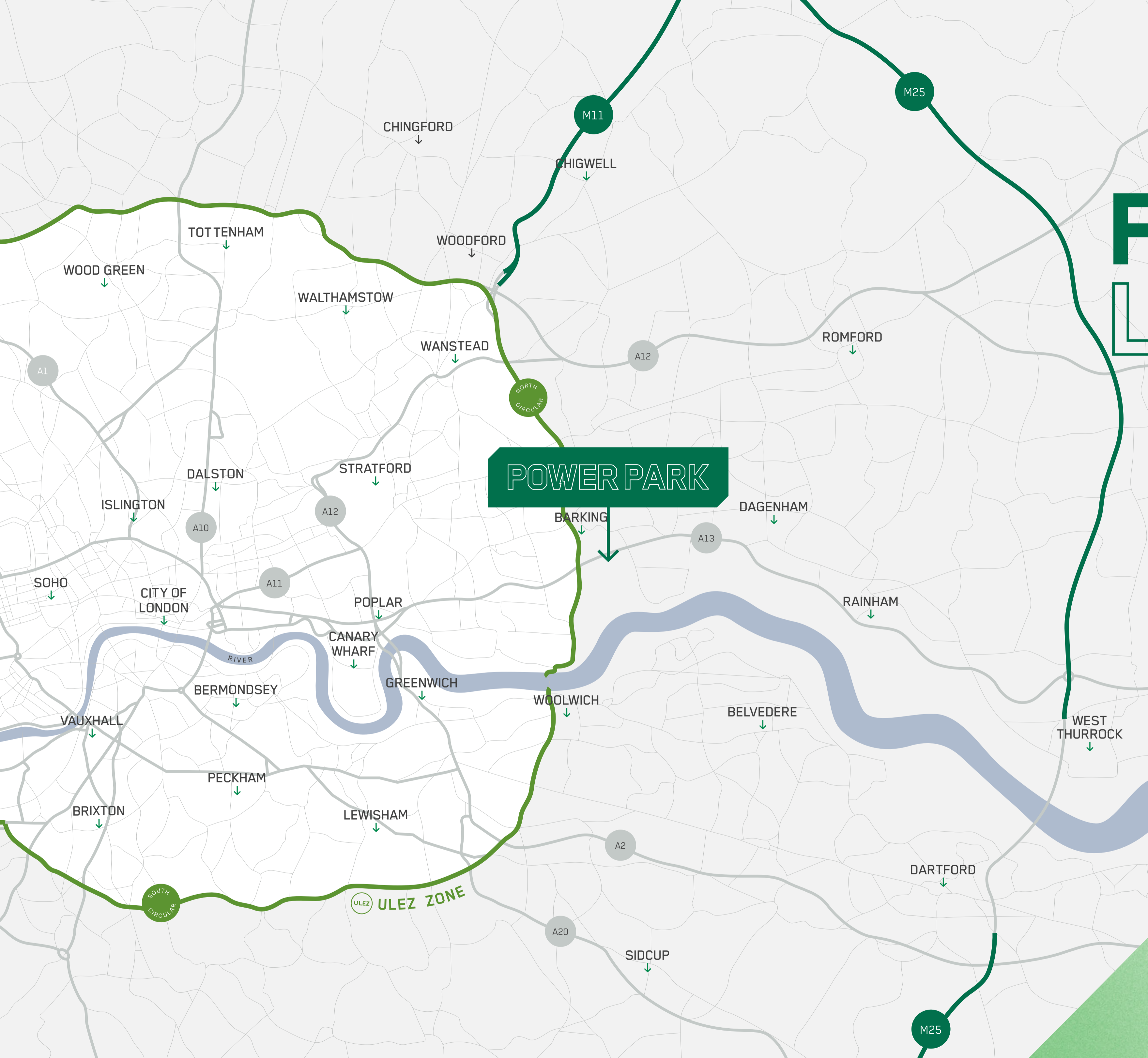
POWER PARK

AGS
RAPID



SHURGARD
SELF-STORAGE





PROMINENT LOCATION

Power Park Barking is a brand new industrial development providing a highly visible unit with immediate access to the A13, suitable for a wide range of industrial or warehousing operators.

The site benefits from excellent road communication and public transport being located 3 miles from Barking train station.



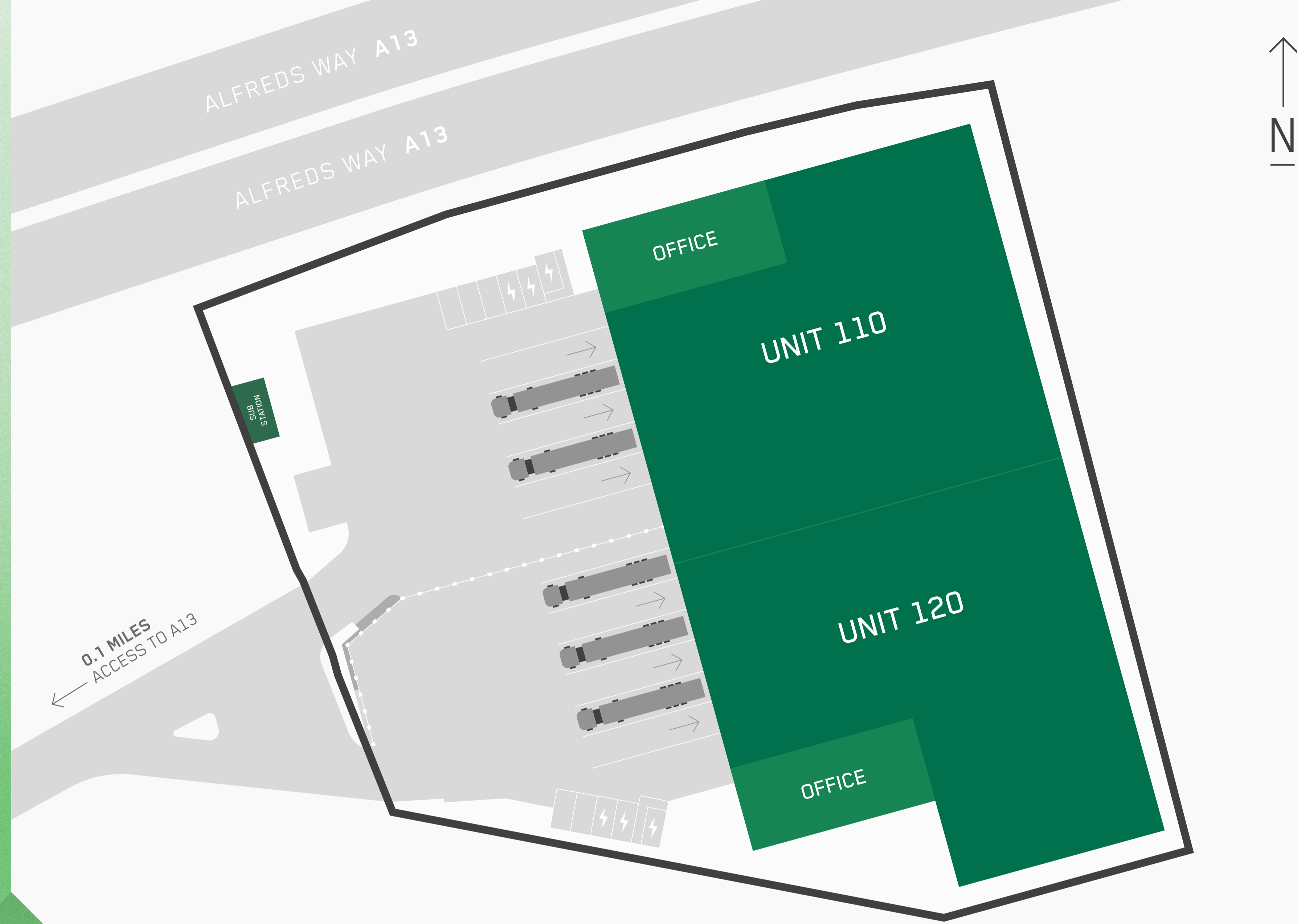
HGV DRIVE TIMES

A13	0.1 mile	1 min
A406 North Circular	0.5 miles	2 mins
Canary Wharf	6.5 miles	16 mins
M25 Junction 30	9.5 miles	13 mins
City of London	9.1 miles	27 mins
City Airport	4.7 miles	27 mins
Stansted Airport	31 miles	36 mins
London Gateway	20 miles	33 mins
Southampton	98 miles	96 mins

Power Park occupies a prominent roadside position and a highly visible unit with immediate access to the A13, and close to the A406 dual carriageway.

DESIGN SUSTAINABLE

-  TARGET BREEM EXCELLENT
-  NET ZERO CARBON CONSTRUCTION
-  SECURE GATED YARD
-  UP TO 12M EAVES HEIGHT
-  37M YARD DEPTH
-  EPC A+ RATING
-  EV CHARGING SPACES
-  PV PANELS
-  350KA POWER SUPPLY



0.1 MILES ACCESS TO A13

UNIT 110

Warehouse Area	22,953 sq ft	2,131 sq m
Mezzanine	5,000 sq ft	465 sq m
GF Core	548 sq ft	52 sq m
Office Area	2,612 sq ft	242 sq m
TOTAL	31,113 sq ft	2,890 sq m

UNIT 120

Warehouse Area	22,953 sq ft	2,131 sq m
Mezzanine	5,000 sq ft	465 sq m
GF Core	548 sq ft	52 sq m
Office Area	2,612 sq ft	242 sq m
TOTAL	31,113 sq ft	2,890 sq m

COMBINED TOTAL

TOTAL GEA	62,226 sq ft	5,780 sq m
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* Approximate areas.

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DTRE

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Further information – to include energy performance certificates and data site access is available upon request.

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* Designed by