

POWER38

CIRCULAR 13 INDUSTRIAL ESTATE

Gascoigne Road, Barking IG11 7LT



**38,929 SQ FT WAREHOUSE UNIT
TO LET AVAILABLE NOW**

LOCATED
TO SERVE
LONDON
AND SOUTHERN
MARKET





- ▶ MODERN WAREHOUSE
- ▶ 9M EAVES
- ▶ 3 SURFACE LEVEL LOADING DOORS
- ▶ GROUND & FIRST FLOOR OFFICES
- ▶ 250KVA POWER
- ▶ SELF-CONTAINED SITE
- ▶ SECURE 26M LOADING YARD & CAR PARKING

LOCATION

POWER 38 is accessed directly from Gascoigne Road which links to the A13, close to its junction with the North Circular (A406). The M11 is located within 5.5 miles.

Barking underground and overland stations are within walking distance. The unit is located just outside of the Ultra Low Emissions Zone (ULEZ).

POWER 38

	SQ FT	SQ M
Ground Floor Offices	2,584	240.06
1st Floor Offices	2,584	240.06
Warehouse	33,761	3,136.50
Total	38,929	3,616.62

DESCRIPTION

The property comprises a modern warehouse unit of steel frame construction, with well specified offices over the ground and first floors.

TERMS

The unit is to be let on a new full repairing and insuring lease for a term to be agreed.

RENT

Quoting rent available upon application.

BUSINESS RATES

The rateable value is due to be reassessed.

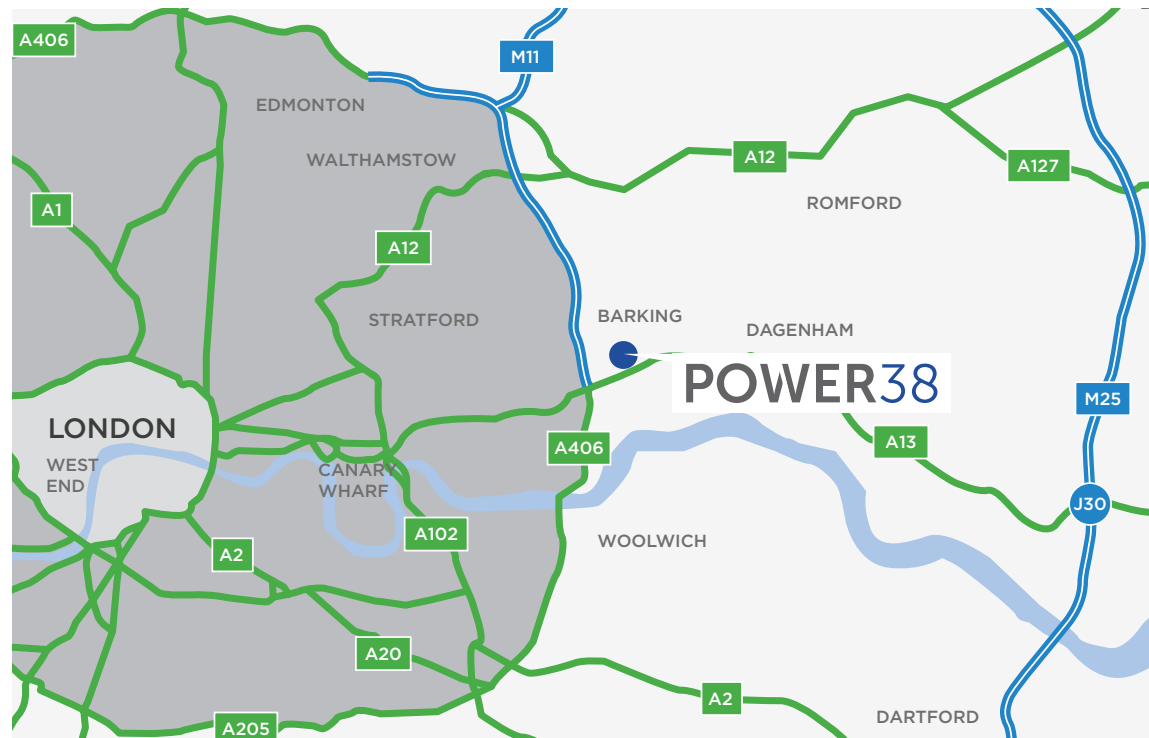
EPC

Energy Performance Rating of C72

CONNECTION	MILES
A13	0.1
A406 North Circular	0.8
Canary Wharf	6.5
M25 J30	9.5
Central London	11
West End	11.8
Port of Tilbury	16.5

ULTRA LOW EMISSIONS ZONE

- ULEZ extension to the North and South Circular border
- Central London ULEZ and Congestion Charge



VIEWING BY APPOINTMENT

Please contact Cogent Real Estate:

Charlie Patey-Johns 0203 369 4000 0790 374 4604 cpj@cogentre.co.uk	Gerry Connolly 0203 369 4000 0755 711 4583 gc@cogentre.co.uk
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