# **2B RIPPLESIDE COMMERCIAL ESTATE**

RENWICK ROAD, BARKING, IG11 ORJ



## TO LET

## 23,674 TO 51,647 SQ FT

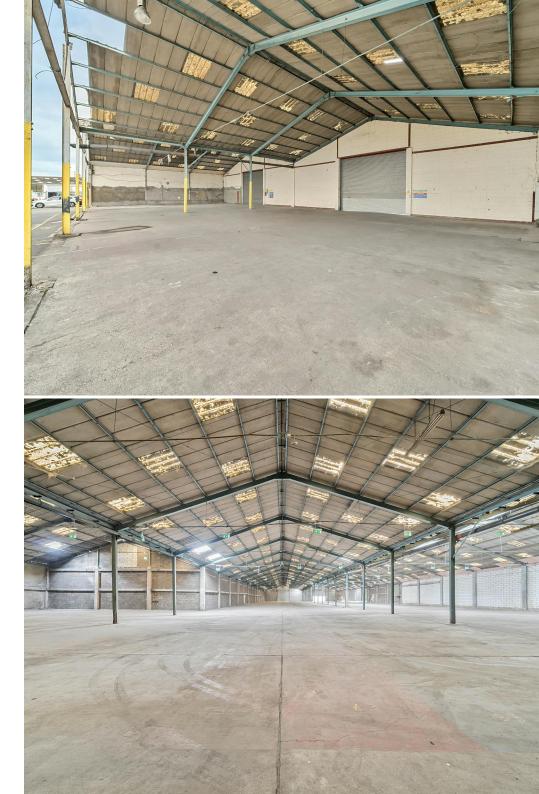
#### Industrial/Warehouse Building With Covered Loading Area & Yard

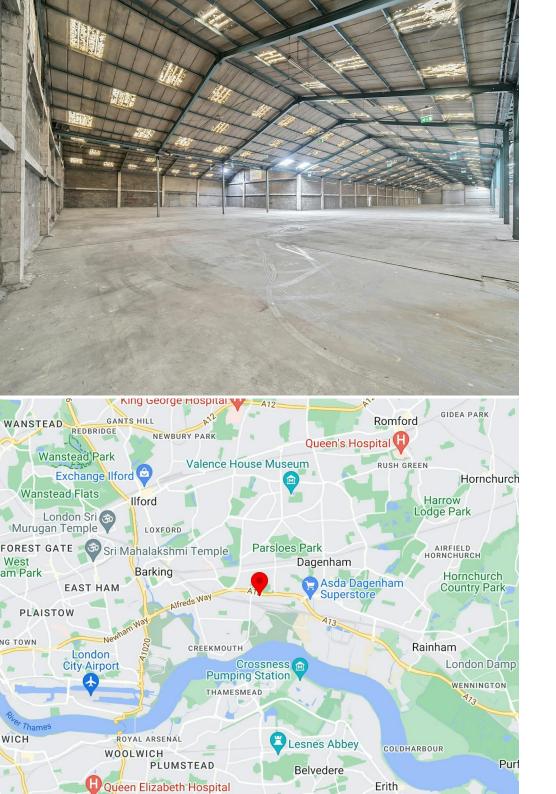
#### **Key Features**

- Available to split from 23,674 ft2
- 3 Phase Electricity Supply
- 8.4m Eaves Height
- Located Just Off A13
- Short Drive of The North Circular Road (A406)

- 2 x Electric Roller Shutters
- Yard Totalling 7,155 ft2
- Concrete Flooring
- Lateral Open Plan
- Equidistant To Barking Riverside (Overground), Upney & Becontree & Stations (District Line)

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#### Description

The unit provides a versatile industrial space tailored to accommodate a wide range of operational requirements. The warehouse boasts expansive dimensions with high ceilings and robust concrete flooring, perfectly suited for both extensive storage and efficient manufacturing processes.

For seamless logistics management, the unit features a covered loading bay, ensuring operations continue unhindered regardless of weather conditions. Moreover, its substantial secure yard area provides ample room for vehicle manoeuvring and supplementary storage requirements, enhancing overall operational flexibility and security.

#### Location

Rippleside Commercial Estate is strategically positioned along Ripple Road in Barking, a location renowned for its pivotal role in regional transportation networks. Ripple Road, intersecting with Renwick Road, stands as a vital artery connecting various key destinations.

Situated near the A13, Ripple Road facilitates seamless access to Rainham, Thurrock, and the M25 Motorway, ensuring efficient regional connectivity for logistics and distribution operations. Additionally, its proximity to the junction with the A406 (North Circular Road) enables straightforward routes to Beckton, while also offering direct access to Docklands and the City of London, enhancing accessibility to major commercial hubs.

This prime location along Ripple Road in Barking not only benefits from its strategic transport links but also offers a thriving business environment supported by nearby amenities and infrastructure, making it an ideal choice for industrial and warehouse activities.



## Availability

Lease	New Lease	<b>Ethan Shine</b> 020 3355 1555   0
Dont		ethan@forestrea
Rent	£213,066 - £464,823 per annum	Cormac Sears
Rates	Applicants are advised to speak to the London Borough of Barking & Dagenham	020 3355 1555   0 cormac@forestr
Service Charge	£50,000 per annum	London Office T 55 St John Stree 020 3370 4470
VAT	Not applicable	<b>London Industr</b> 1 Bridge Lane, Lo 020 3355 1555
EPC	On application	Hertfordshire Te
		- 1a Local Board R 01923 911 007

### Contact

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<b>Cormac Sears</b> 020 3355 1555   07788 235 185 cormac@forestrealestate.co.uk
<b>London Office Team</b> 55 St John Street, London, EC1M 4AN 020 3370 4470
<b>London Industrial Team</b> 1 Bridge Lane, London, NW11 0EA 020 3355 1555
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