



**STRETTONS**

EST 1931



**TO LET**

## Maple Wharf

38 River Road, Barking,  
IG11 0DN

12,197 – 25,701 sq ft / 0.28 –  
0.31Acres

Prominent open storage on  
River Road, Barking.







## Property Summary

The site comprises 2 plots of secure open storage land, separated by an access road, extending to an area of approximately 0.3 acres each (0.6 acres or 0.24 hectares in total). The site is level, fully concreted and benefits from secure palisade fencing. Access to the site is through entrance gates directly off River Road.

- Northern plot 0.31 acres
- Southern plot 0.28 acres
- Main road frontage

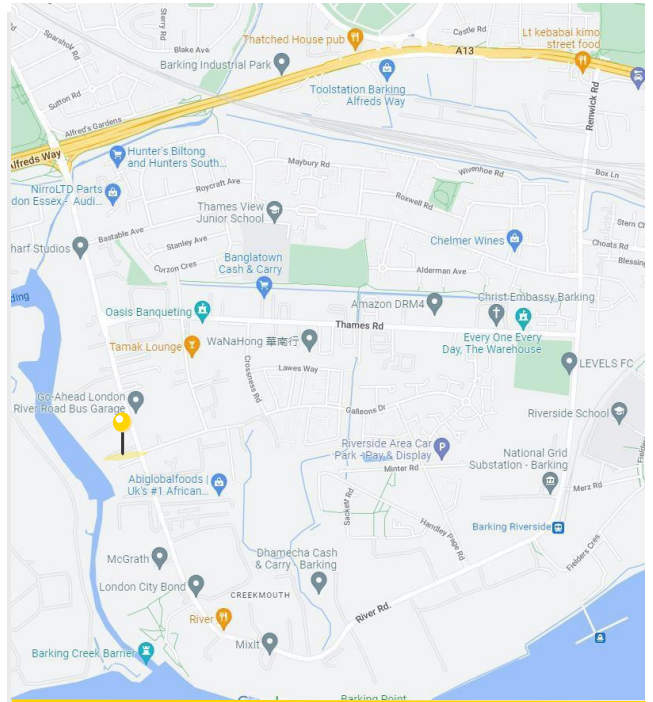
## Location

The property is situated on River Road in Barking, which is just off the A13 and outside the London Congestion Zone. The A13 links with the A406 to the west (approx. 1 mile) and the M25 to the east (approx. 9.5 miles), with central London being just 8.7 miles away.

Barking Train Station is approximately 2 miles away, providing access to London Liverpool Street in just 25 minutes via the Hammersmith and City line.

## Accommodation

	SQ FT	ACRES
Northern Plot	13,504	0.31
Southern Plot	12,197	0.28
Total	25,701	0.59



**Tenure**

New Lease

**VAT**

Applicable

**Rent**

On Application

## Contacts

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