

INDUSTRIA - LONG REACH ROAD, BARKING, IG11 0JH

# Industria

Units ranging from 197 to 16,348 sq ft, across a new iconic multi-storey industrial development totalling 102,840 sq ft

**Units Available Now**



Industria will set the new standard  
for sustainable, multi-storey  
industrial workspace.





# Multiple levels of flexibility.

Industria is a new generation of industrial development in London, bringing forward flexible industrial and commercial floorspace that has the community in mind at the core of it's development.

The scheme provides 45 new Industrial Warehouse and Creative Space units with great amenity space including a cafe, co-working lounge, meeting rooms and external break out space, specifically designed to bring local businesses together.

**45** units comprising  
of 20 Industrial  
Warehouse units  
and 25 Creative  
Space units

**197** sq ft smallest  
unit size

**5,217** sq ft largest  
singular  
unit size

**3** goods lifts

**1** vehicular ramp to  
1st and 2nd floor

**65** car parking  
spaces

**2** passenger lifts

**Industria** sets the standard for multi-storey development by providing a new best in class, market ready, ramped up industrial scheme in Barking.

This forward-thinking industrial development is a great example of the new intensified industrial product that will be coming forward in London to address the land supply constraints the city faces.

# Ready for future workspace?

**Industria** provides 45 units in a range of sizes, with flexible lease terms available where businesses can adapt and grow within the development across multiple levels.

- Suitable for a diverse mix of local and national businesses including the creative, arts, media, advanced manufacturing, technology and food trades
- Suitable for E (industrial and research development processes), B2 and B8 use classes
- Vibrant amenity space, public café and co-working lounge allowing businesses to easily collaborate with occupiers and local companies
- Floor to ceiling windows with access from Long Reach Road allowing occupiers to trade directly with the public
- Collaborative Creative Space offering for SME's



Example creative space unit

# GO.

# Connectivity at every level.



- 4 minutes to the A13
- 6 minutes to the North Circular (A406)
- 15 minutes to the M25
- 16 minutes to Blackwall Tunnel



- Links to the EL3 bus route on Long Reach Road and River Road
- EL3 bus route goes directly to Barking Station

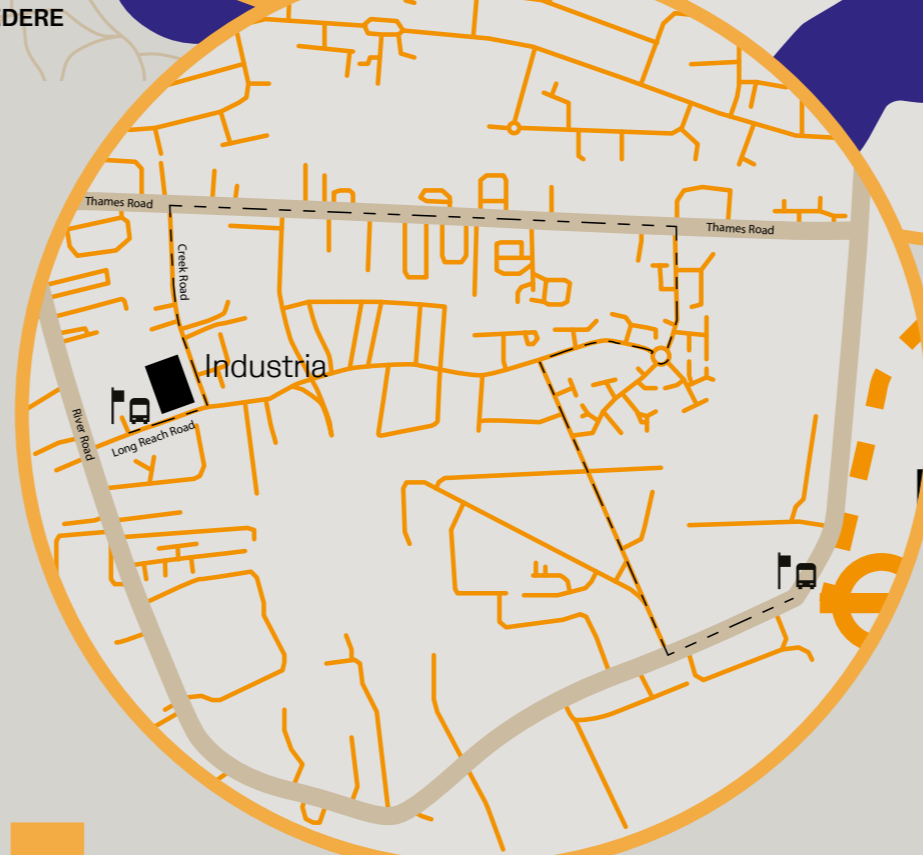


- 11 minute drive to Barking Station
- 5 minute drive to Barking Riverside Station



- 20 minute drive to London City Airport

# IG11



# Occupier Amenities



## Unit fit out:

- Shell and core fit out
- Sprinkler and fire alarm system
- BT Masterpoint
- Power floated concrete floor
- Exposed soffit and services to ceilings



## Creative Space units:

- Heating and cooling provided /AC system
- Mixed mode ventilation and mechanical ventilation
- 8m column grid
- Lighting installation by landlord
- 1.6m tall ribbon windows – openable and fixed
- Communal WC's and kitchen on each floor



## Industrial warehouse units:

- Ground floor units (unit 03-06) facing Long Reach Road have 7m tall 'shopfront' entrance doors
- Metal framed double glazed windows providing natural light - fixed
- 8m column grid
- Accessible WC per unit
- Roller shutter doors
- Demised loading area outside each unit
- Natural ventilation



## Shared building amenities:



24/7 access to all units and onsite security



Secure cycle storage (64 bikes) and shower and changing facilities



Dedicated reception area



Communal top deck amenity with seating and break out space



CCTV



65 car parking spaces, including EV charging points



Café



Communal refuse area



Fibre optic broadband connectivity



Passenger lifts



Co-working lounge and meeting rooms



Goods lifts



HGV loading area on ground floor



Covered loading on ground and first floor

# Putting Sustainability at the forefront



Industria has been designed to support staff wellbeing, improve energy efficiency and reduce carbon emissions. Targeting BREEAM 'Excellent' standard and an A+ EPC rating.

## Environment



BREEAM 'Excellent' (targeted)

**A+**

EPC Rating A+ (targeted)



Electric Vehicle charging points



100% Photovoltaic roof cover



Cycle store



LED lighting



Great natural daylight throughout units

## Social



Ground floor café and co-working lounge



Communal top deck amenity with seating and break out space



Feature green walls, landscaping and street level planting



Supporting and strengthening the local industrial community in Barking

# G Ground level.

## Industrial Warehouse Units

### North Block

6.8m clear height  
20kn/sq m floor loading

### South Block

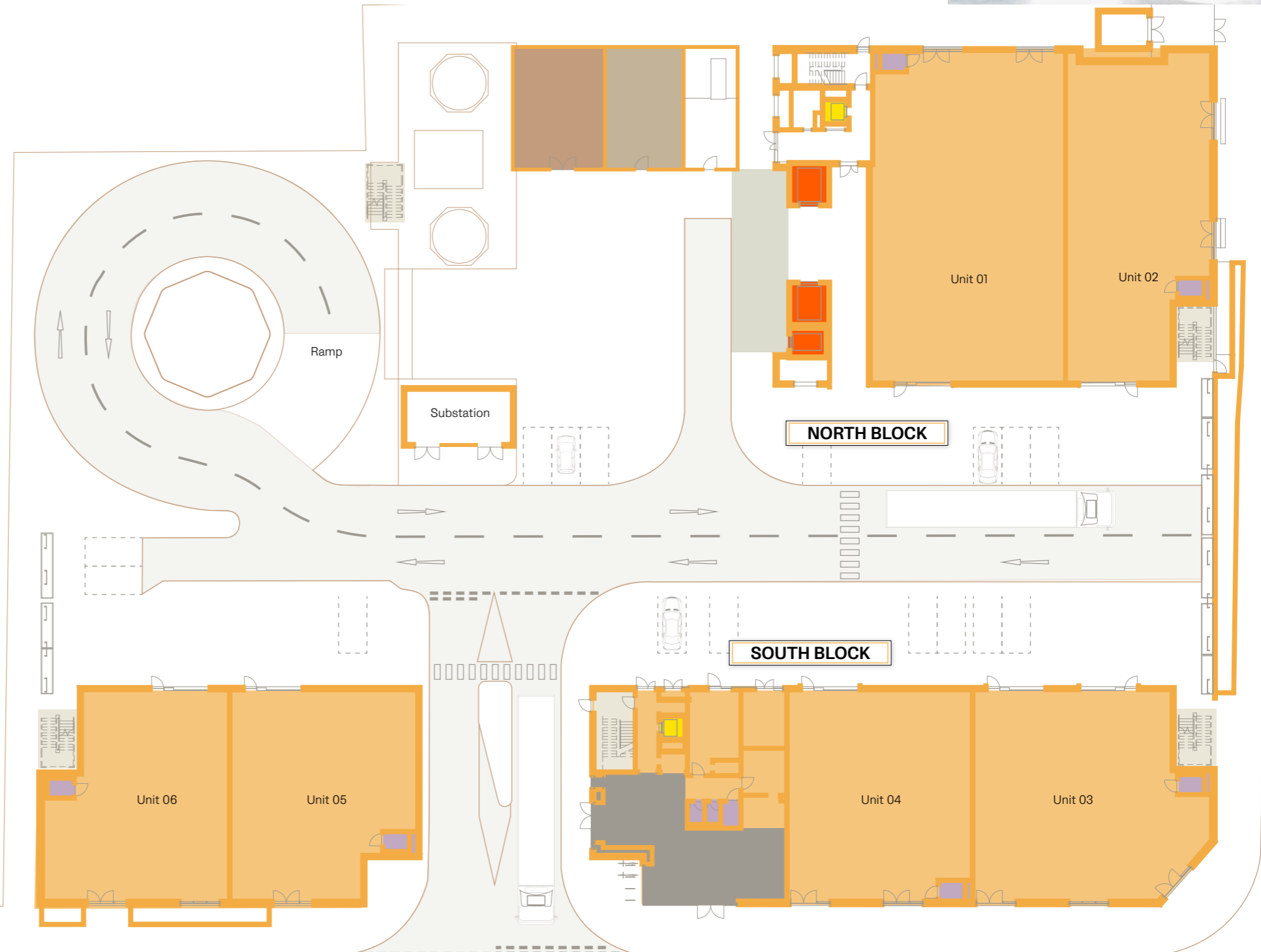
7.1m clear height  
20kn/sq m floor loading

- One roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Industrial Warehouse Units		
North Block	Sq Ft	Sq m
Unit 01	4,945	459
Unit 02	3,359	312
South Block	Sq Ft	Sq m
Unit 03	3,457	321
Unit 04	3,024	281
Unit 05	2,830	263
Unit 06	2,751	256

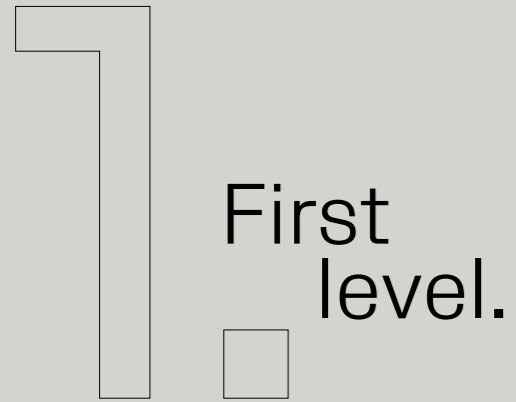
Amenities			
Café/Business Lounge		Goods lift	
Bike Store		Passenger Lifts	
Bin Store		Toilets	
Loading Bay			



CREEK ROAD IG11

LONG REACH ROAD IG11





## Industrial Warehouse Units

### North Block

7.1m clear height  
15kn/sq m floor loading

### South Block

7.1m clear height  
15kn/sq m floor loading

- At least one roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Industrial Warehouse Units		
North Block	Sq Ft	Sq m
Unit 07	4,997	464
Unit 08	5,217	485
Unit 09	4,841	450
Unit 10	3,811	354
South Block	Sq Ft	Sq m
Unit 11	3,646	339
Unit 12	4,776	444
Unit 13	4,123	383
Unit 14	1,813	168
Unit 15	1,936	180

Amenities			
Goods lift	<span style="color: orange;">■</span>	Toilets	<span style="color: purple;">■</span>
Passenger Lifts	<span style="color: yellow;">■</span>		



Example warehouse unit



# 2 Second level.

## Creative Space Units

### North Block

3.5m clear height  
15kn/sq m floor loading

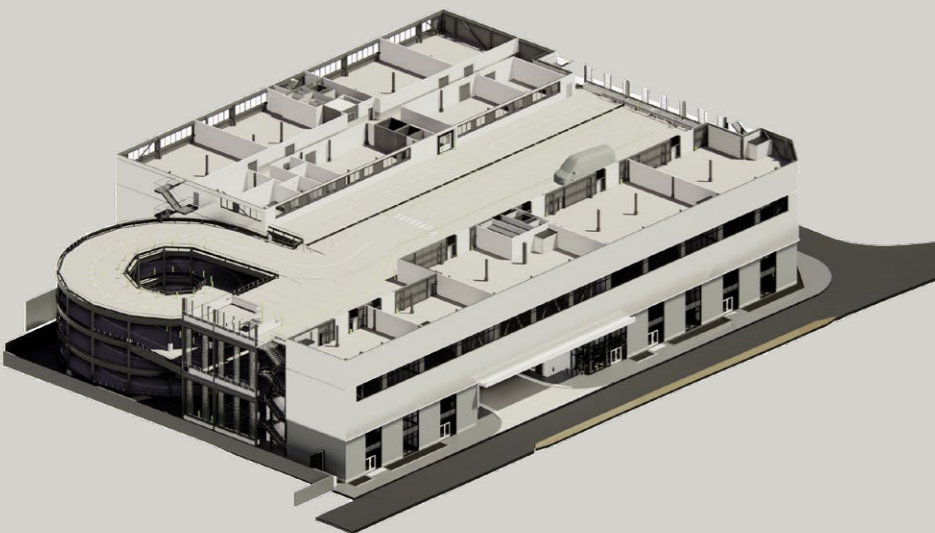
- Car parking
- Five unisex communal WCs
- Communal kitchen

## Industrial Warehouse Units

### South Block

6.0-6.6m clear height  
15kn/sq m floor loading

- At least one roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit

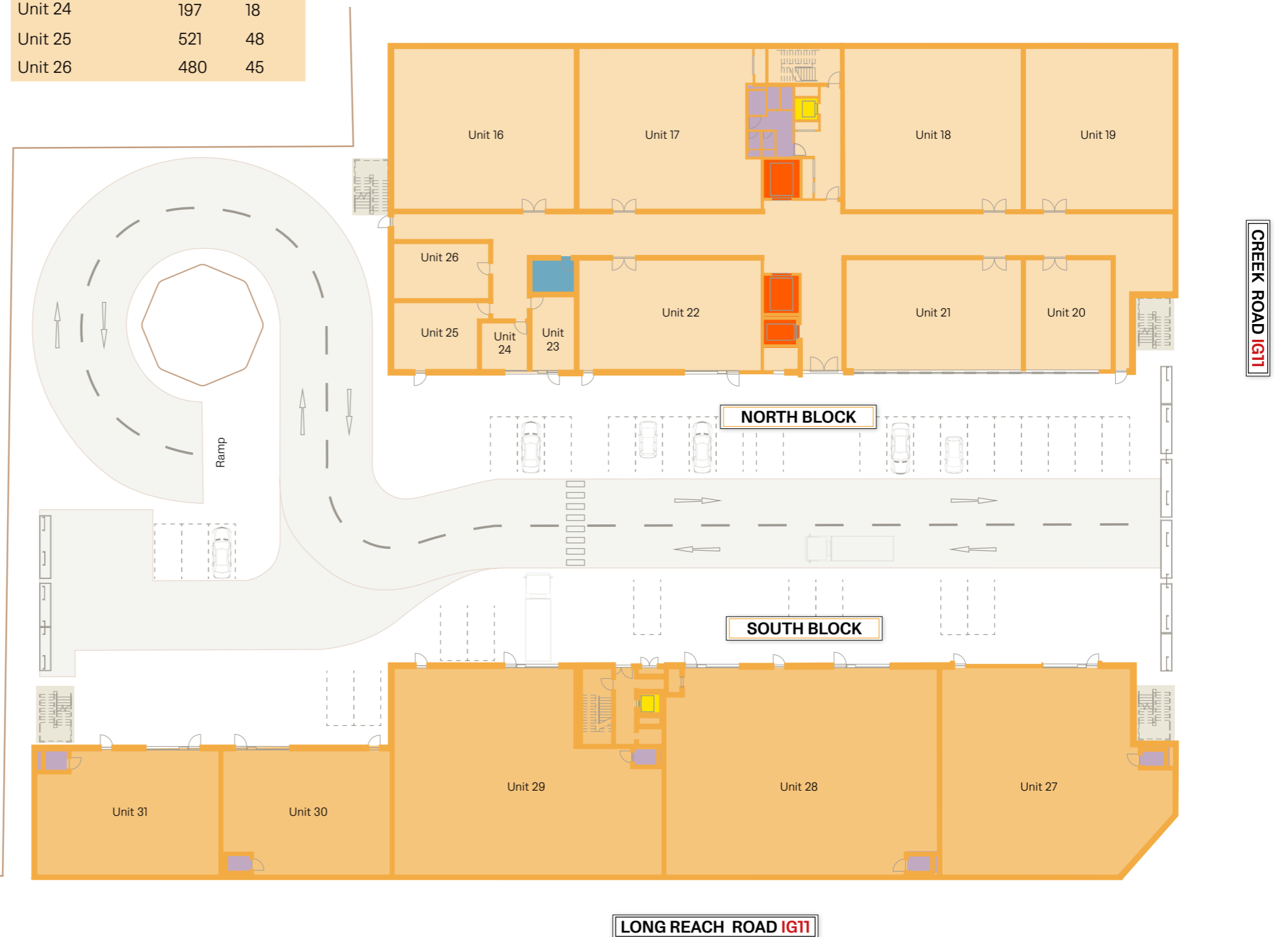


Creative Space Units		
North Block	Sq Ft	Sq m
Unit 16	2,596	241
Unit 17	2,448	227
Unit 18	2,523	234
Unit 19	2,144	199
Unit 20	851	79
Unit 21	1,710	159
Unit 22	1,741	162
Unit 23	293	27
Unit 24	197	18
Unit 25	521	48
Unit 26	480	45

Industrial Warehouse Units		
South Block	Sq Ft	Sq m
Unit 27	3,669	341
Unit 28	4,790	445
Unit 29	4,108	382
Unit 30	1,849	172
Unit 31	1,932	179

**Amenities**

- Goods lift (Orange square)
- Toilets (Purple square)
- Passenger Lifts (Yellow square)
- Communal Kitchen (Blue square)



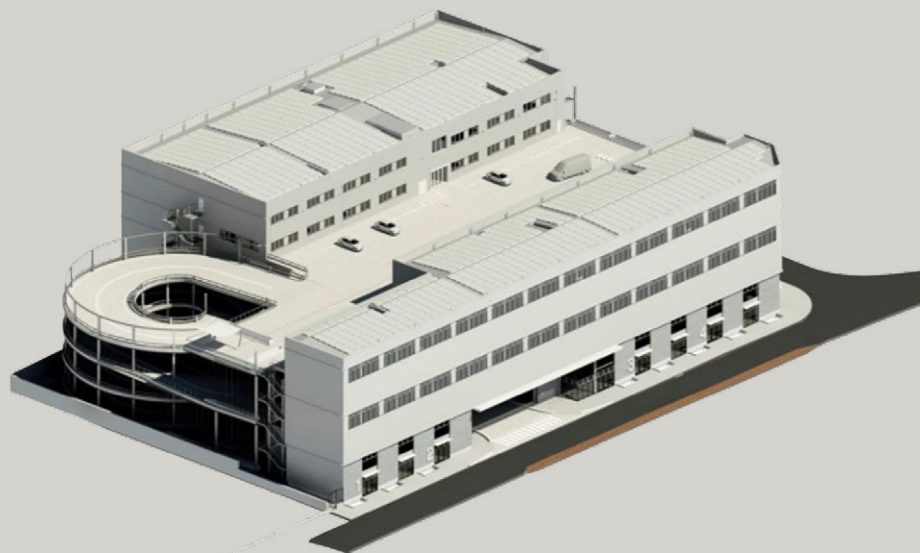
# 3 Third level.

## Creative Space Units

### North Block

3.5-4.2m clear height  
10kn/sq m floor loading

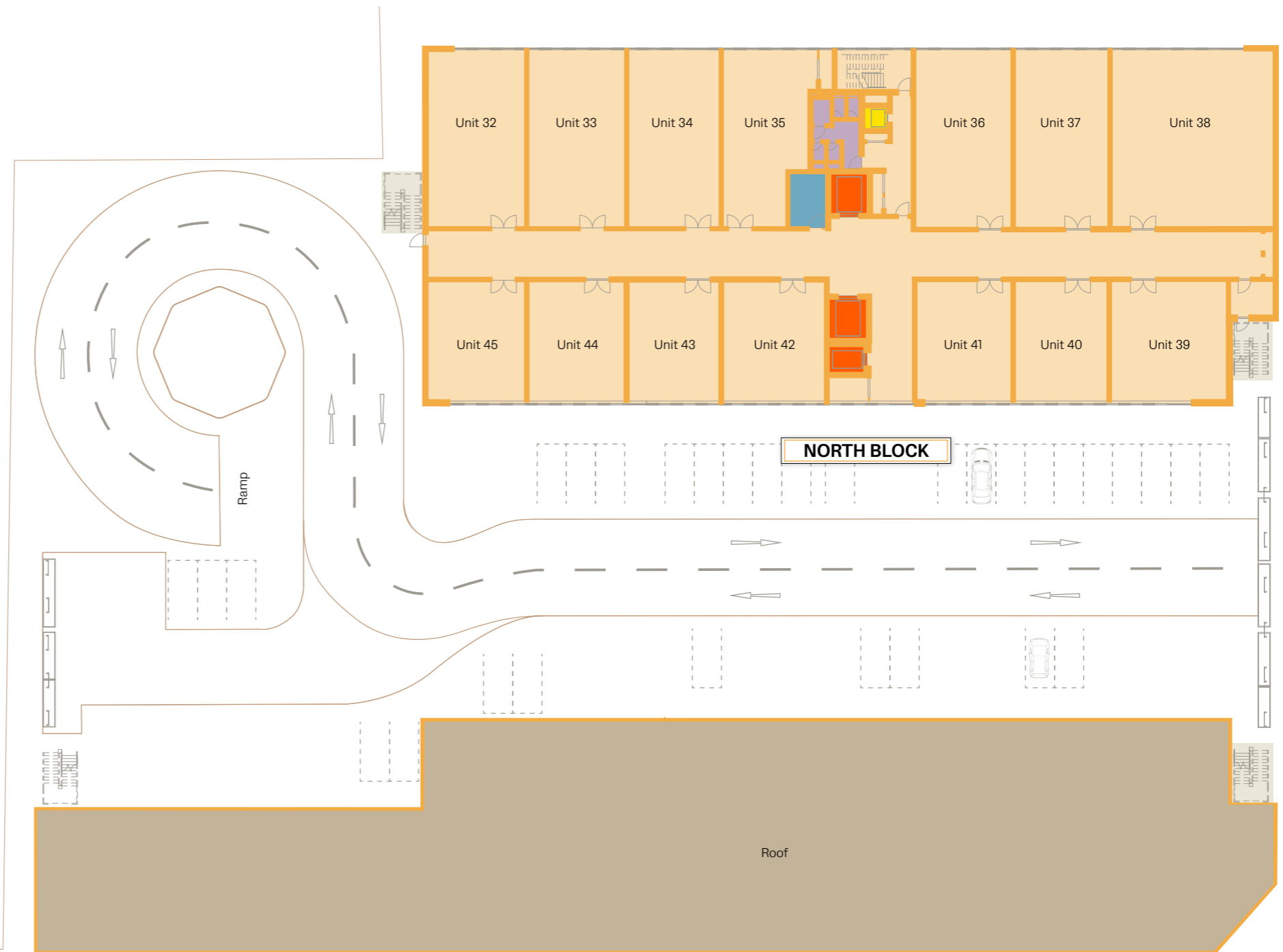
- Car parking
- Five unisex communal WCs
- Communal kitchen



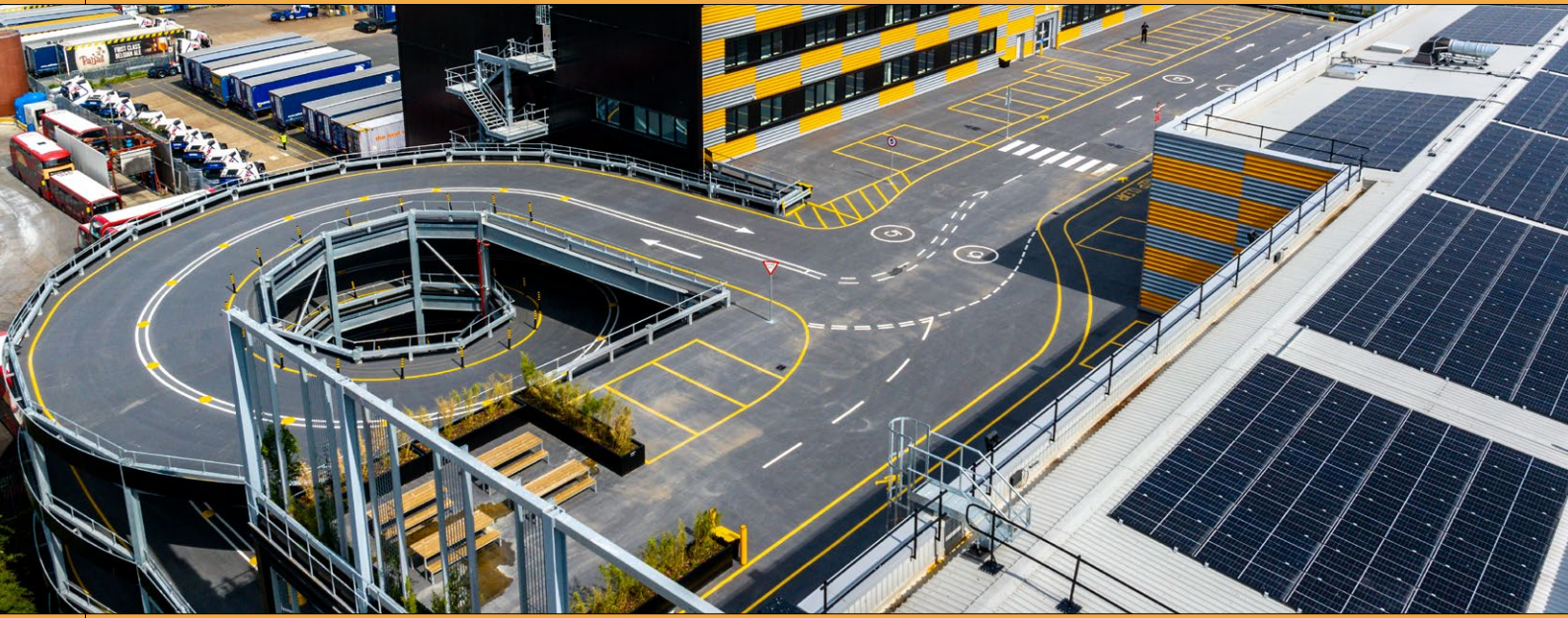
Creative Space Units		
North Block	Sq Ft	Sq m
Unit 32	1,288	120
Unit 33	1,254	116
Unit 34	1,202	112
Unit 35	1,032	96
Unit 36	1,258	117
Unit 37	1,230	114
Unit 38	2,097	195

Creative Space Units		
North Block	Sq Ft	Sq m
Unit 39	958	89
Unit 40	839	78
Unit 41	845	79
Unit 42	900	84
Unit 43	822	76
Unit 44	858	80
Unit 45	879	82

Amenities			
Goods lift		Toilets	
Passenger Lifts		Communal Kitchen	







Contact us



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