

# TO LET POWER 38

CIRCULAR 13 INDUSTRIAL ESTATE  
Gascoigne Road, Barking IG11 7LT



**OXENWOOD**  
REAL ESTATE

[oxenwood.com/property/barking](https://oxenwood.com/property/barking)

**38,929 sq ft**  
**EXTENSIVELY**  
**REFURBISHED**



**250 KVA**  
**POWER**



**UP TO 9M**  
**EAVES HEIGHT**



**26 METRE**  
**SECURE YARD**

# IT'S ALL IN THE DETAILS



SELF-CONTAINED  
SITE



UP TO 9 METRE  
EAVES HEIGHT



26 METRE SERVICE  
YARDS



250KVA POWER  
PROVISION



3 SURFACE LEVEL  
LOADING DOORS



GROUND & FIRST  
FLOOR OFFICES



PV ROOF  
PANELS

# EXCEPTIONAL OFFERING

**Extensively refurbished** self-contained last mile unit on the established **Circular 13 Industrial Estate**.

Access to both **A13** and **A406** North Circular in under 5 minutes. 35 minutes to Central London.

**Currently located outside** of the Ultra Low Emissions Zone (ULEZ).

**Barking underground and overground** stations within walking distance.

**Enhanced ESG credentials**, with an improved EPC of A24 following refurbishment.

**PV enabled.**

## SCHEDULE OF ACCOMMODATION:

	SQ M	SQ FT
Warehouse	3,136	33,761
Offices (2 Storey)	480	5,168
<b>Total</b>	<b>3,616</b>	<b>38,929</b>

 250KVA Power

 Up to 9 Metre Eaves Height

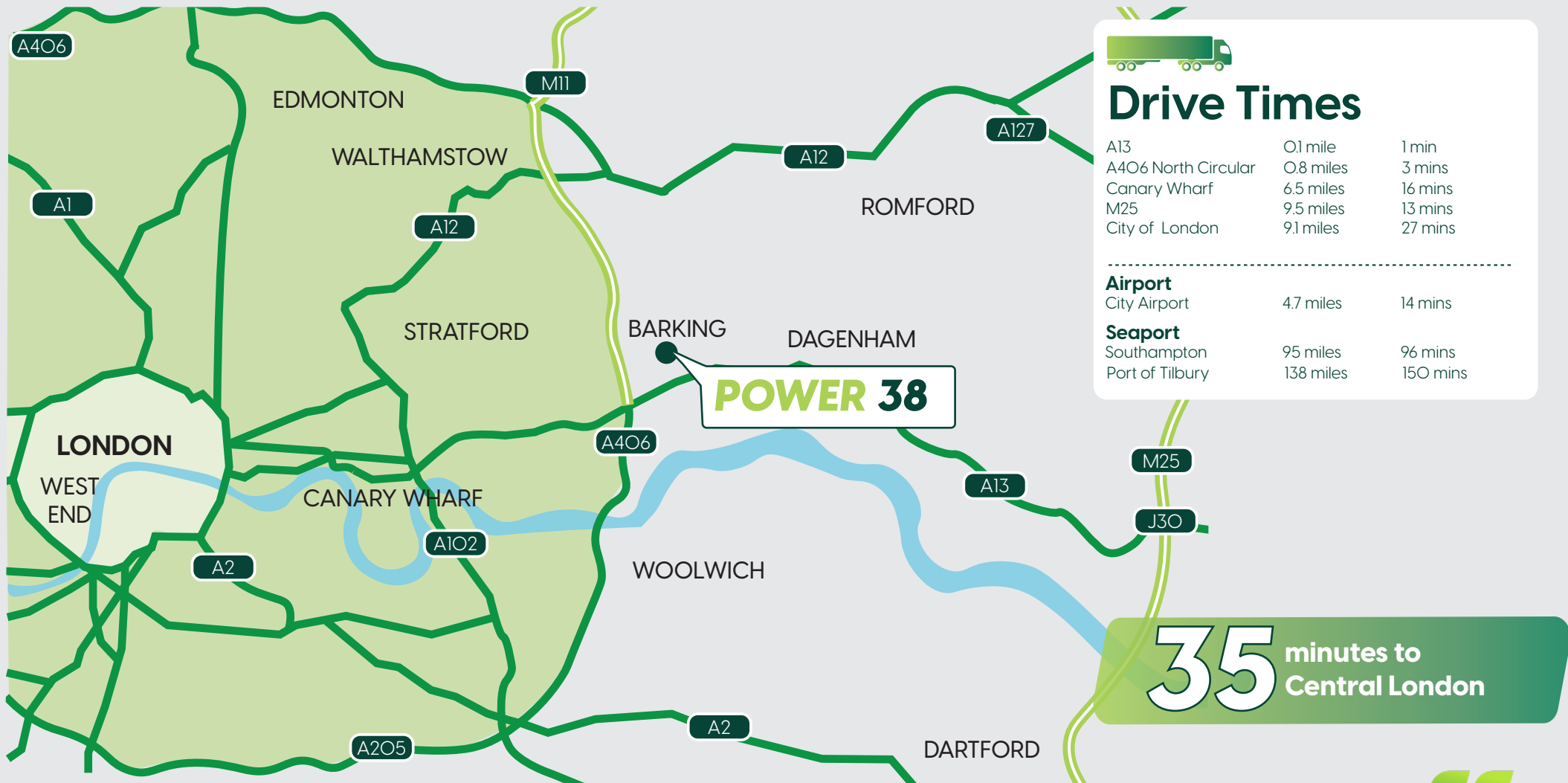
 3 Loading Doors

 Self-Contained Site

# UNBEATABLE 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.

POWER 38 is an ideal **last mile warehouse** located to serve London and the Southern Market.



**35** minutes to  
Central London

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# UNIQUE OPPORTUNITY



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