

**Mileway**

Barking, IG11 0SY

BARKING

# Ripple Road

**Available To Let**

Modern warehouse

25,003 to 63,919 sq ft (2,323 to 5,938 sq m)



# Ripple Road

- To be refurbished
- 110 miles from A13
- 8 m eaves height
- 25 m to 34 m yard depths
- Secure yard area for loading
- 6 level access loading doors



## Available To Let

Modern warehouse

25,003 to 63,919 sq ft (2,323 to 5,938 sq m)

Units A & B at Ripple Road are two soon to be refurbished high quality units, which can be leased separately or together. The units offer 8 m eaves height and two secure loading areas to the rear of the property.

The property itself is ideally located in East London, just off the Ripple Road roundabout. Each unit benefits from additional parking to the front of the site as well as modern accommodation for on-site staff. Ripple Road is located in a dense residential surrounding area with a wide employment pool.



24/7 access



2 miles from Barking Station



Covered loading areas available



Units can be combined



Immediate A13 access



Less than 13 minutes to the M25

## Site Plan



## Accommodation

| Unit         | Area (sq m)  | Area (sq ft)  |
|--------------|--------------|---------------|
| Unit A       | 3,615        | 38,916        |
| Unit B       | 2,323        | 25,003        |
| <b>TOTAL</b> | <b>5,938</b> | <b>63,919</b> |





London

A13  
Alfreds Way

Ripple Road  
(Unit A)

To M25

Ripple Road  
(Unit B)



## Travel Distance

Ripple Road, Barking, IG11 0SY



### BY RAIL

- Upney Station (District Line)  
– 0.7 miles
- Barking Station (National Rail, Overground, District, Hammersmith & City lines) – 2 miles
- Barking Riverside (Overground)  
– 2.5 miles



### BY BUS

Bus stop within 5 minute walk

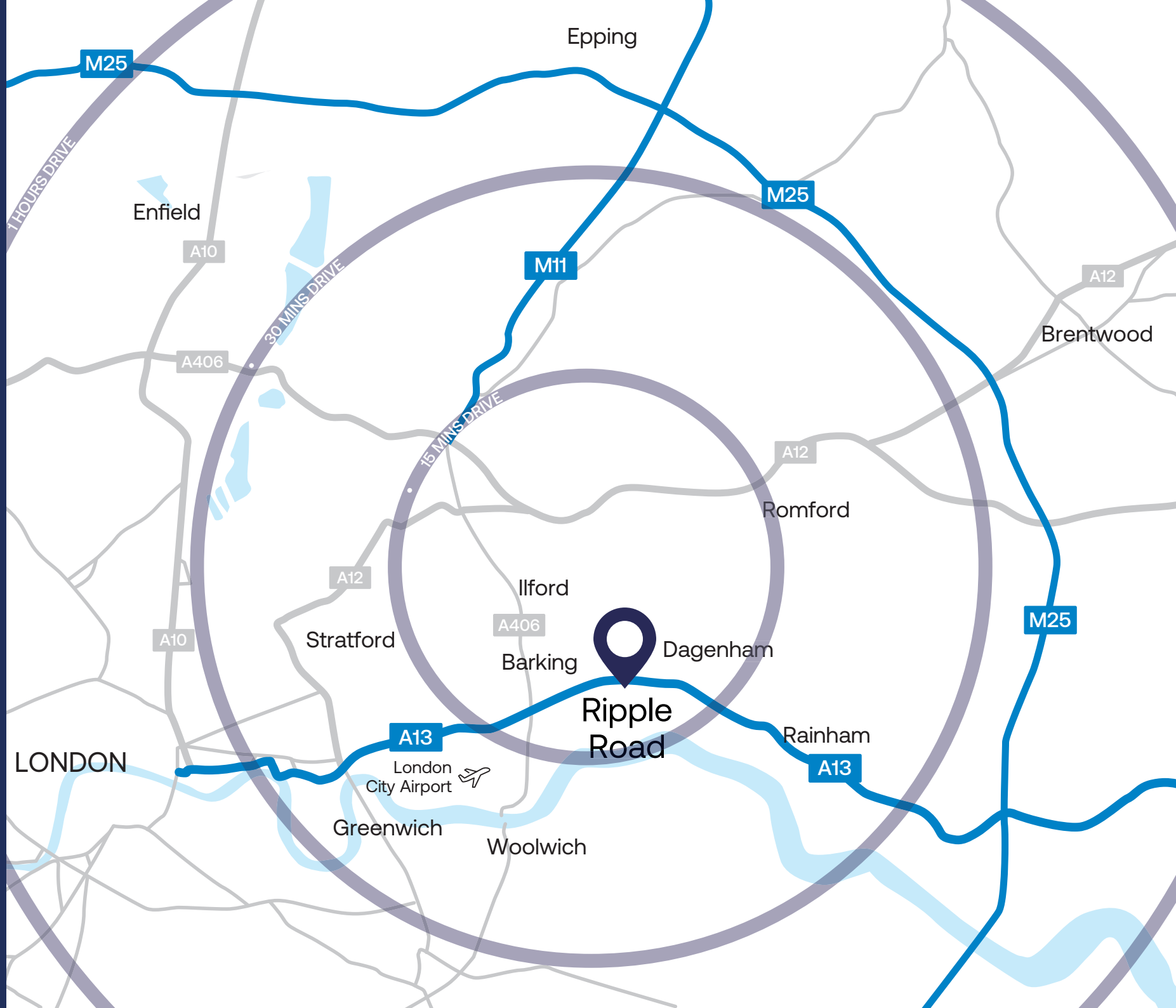


### BY ROAD

- A13 - Immediate
- A406 – 1.9 miles
- A12 – 5.7 miles
- M11 (J4) – 6.3 miles
- M25 (J31) – 8.2 miles
- City Airport – 5.3 miles

The units are ideally situated for travel to both Central London to the West and the M25 to the East with Ripple Road providing convenient access for deliveries, just off the incredibly busy A13.

Units A & B, sit just south of the A13 roughly 13 minutes from J31.



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## EPC

EPC is available upon request.

## Terms

Available on new full repairing terms as either a whole or in individual units. Full quoting terms upon request.

## Anti - Money Laundering

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Viewing / Further Information

### Mileway

James Chasen  
Southeast@mileway.com  
0203 991 3516

## VAT

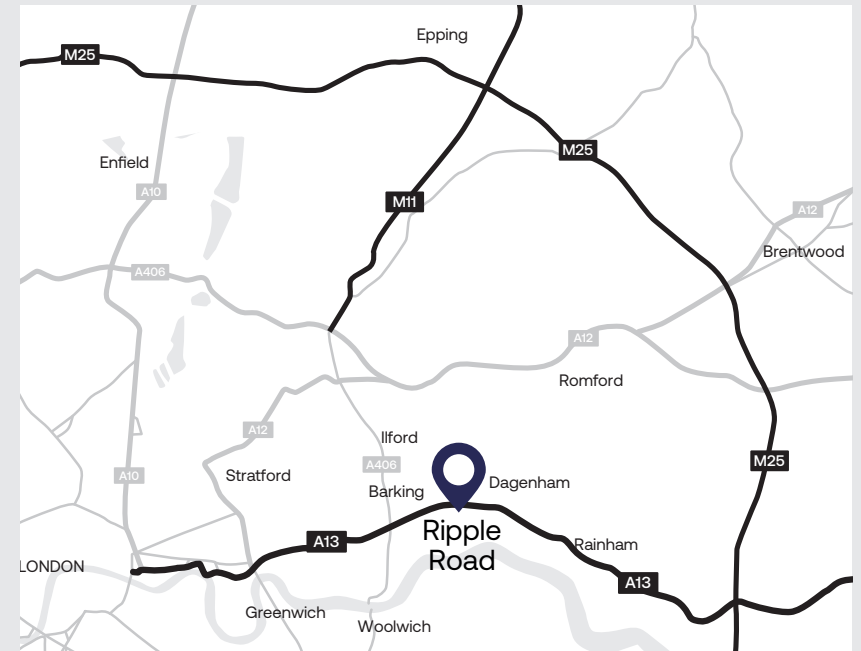
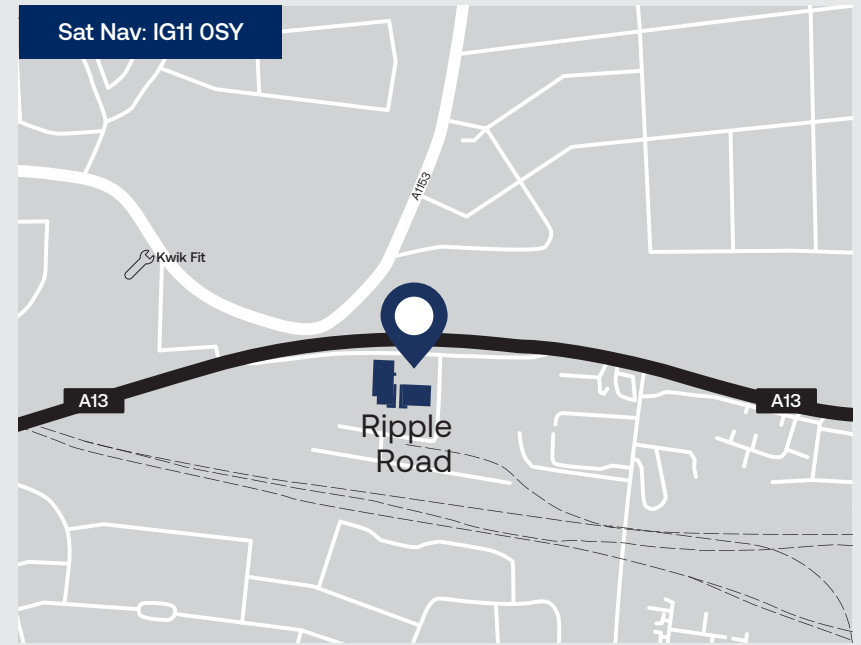
VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

The units are ideally situated for travel to both Central London to the West and the M25 to the East with Ripple Road providing convenient access for deliveries, just off the incredibly busy A13. Units A & B, sit just south of the A13 roughly 13 minutes from J31.



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