

CIRCULAR 13

Prime urban logistics warehouse 98,544 SQ FT Available now - To let



Extensively refurbished to an excellent specification

The unit has been extensively refurbished to an excellent specification, including two secure yards, loading doors on two elevations, modern office accommodation positioned over two levels and a minimum clear height of 10.3m.

Unit B Circular 13 occupies a highly prominent position to the A13, with approximately 243,719 vehicles passing the site on an average day of the year.



Minimum clear height of 10.3m and



400 kVA available mmediately



newly refurbished warehouse



Up to 36m yard



Ready to use sprinkler svstem



65 parking spaces (EV ready infrastructure)



7 electrically operated dock level access doors



6 electrically operated level access doors



Secure yards on two elevations



High-spec offices with ready made breakout space

Accommodation

Area	Sq Ft	Sq M
Warehouse	88,512	8,223
Ground Floor Offices	5,016	466
First Floor Offices	5,016	466
Total GEA	98,544	9,155





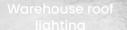


Ready for

immediate occupation

This highly sustainable building minimises environmental impact with energy-efficient LED lighting, natural lighting, a modern HVAC system, and low-flow water fixtures. It promotes green companies with bike storage and staff showers, while EV-ready charging points support a communication. Every feature is designed to reduce the carbon footprint and boost efficiency.







New, efficient LED lighting



New, highly efficient HVAC system



EPC (b'



Low water



External bicycle storage



Staff show facilities



EV ready parking

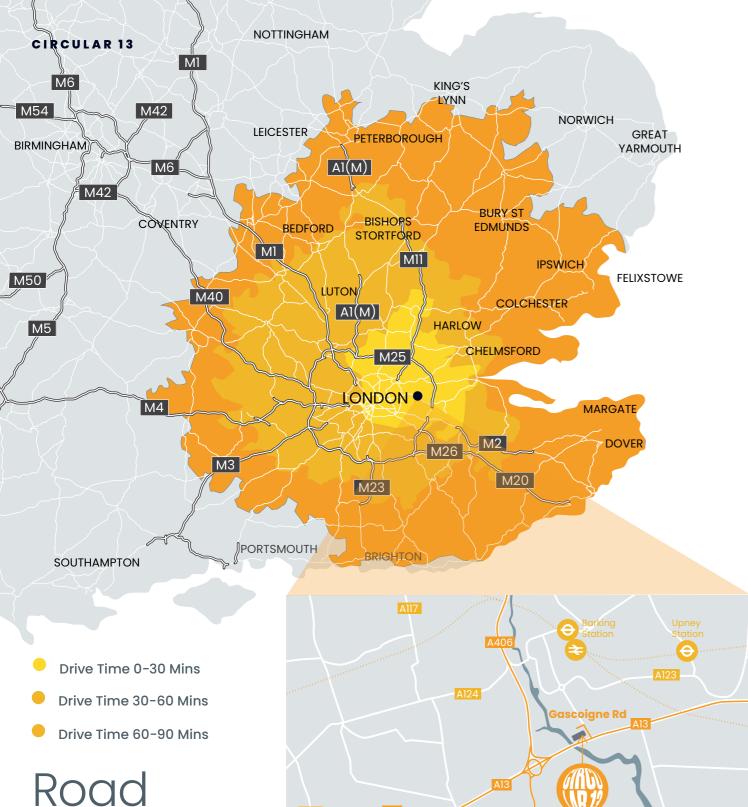












Road distances

Location	Miles	_	
A13	0.1	City Airport	5.0
A406	0.6	M11 (J4)	6.3
A1020	0.8	Central London	10.4
Barking Station	1.1	M25 (J30)	10.9
London Wholesale Markets	3.5	Tilbury Docks	16.3
A12	4.4	London Gateway	19.3

Within one of the fastest growing London populations



Circular 13 is located on Gascoigne Road, immediately to the north of Alfreds Way (A13). The A13 offers direct access to East London / Essex including Rainham, Purfleet and Basildon.

The westbound carriageway of the Al3 is accessed via the A406 roundabout providing direct access into Central London. The property is located approximately 0.7 miles south of Barking and 2.6 miles north of Beckton. In terms of rail connectivity, the unit is ideally located within 1.1 mile of Barking Station, a half an hour commute to Central on the District Line.

Bus route 62 services the estate & connects to Barking, Upney, Becontree and Chadwell Heath stations.

Less than 0.1 miles to A13 0.6 miles to A406



87.7% Nvq1 Qualified

6,440,961

People in a 30 minute drive



13,449,581

People in a 60 minute drive

18,737,428

People in a 90 minute drive

9% Employed in manufacturing, transport and storage sectors



3,669,409 People within 10 Miles



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