



MIRASTAR

CIRCULAR 13

Prime urban logistics warehouse

98,544 SQ FT

Available now - To let

Circular 13, Unit B, Gascoigne Road, Barking, IG11 7HP



Canary Wharf

Canning Town

City of London

Stratford

Beckton Triangle
Retail Park

Sainsbury's

A13

A406

A13 / A406
Intersection

DHL

dpd

A406
North Circulareuro
CAR PARTS

halfords

Barking Town Centre

M11 (J4)

A13

M25 (J30)

Unrivalled access

Circular 13 is a centrally located distribution warehouse. The unit offers immediate access to the A13 and A406, which provides an occupier with excellent access to East, North and Central London.

360 Tour

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 11.4m to the apex



400 kVA available immediately



Newly refurbished warehouse



Up to 36m yard depth



Ready to use sprinkler system



65 parking spaces (EV ready infrastructure)



7 electrically operated dock level access doors



6 electrically operated level access doors



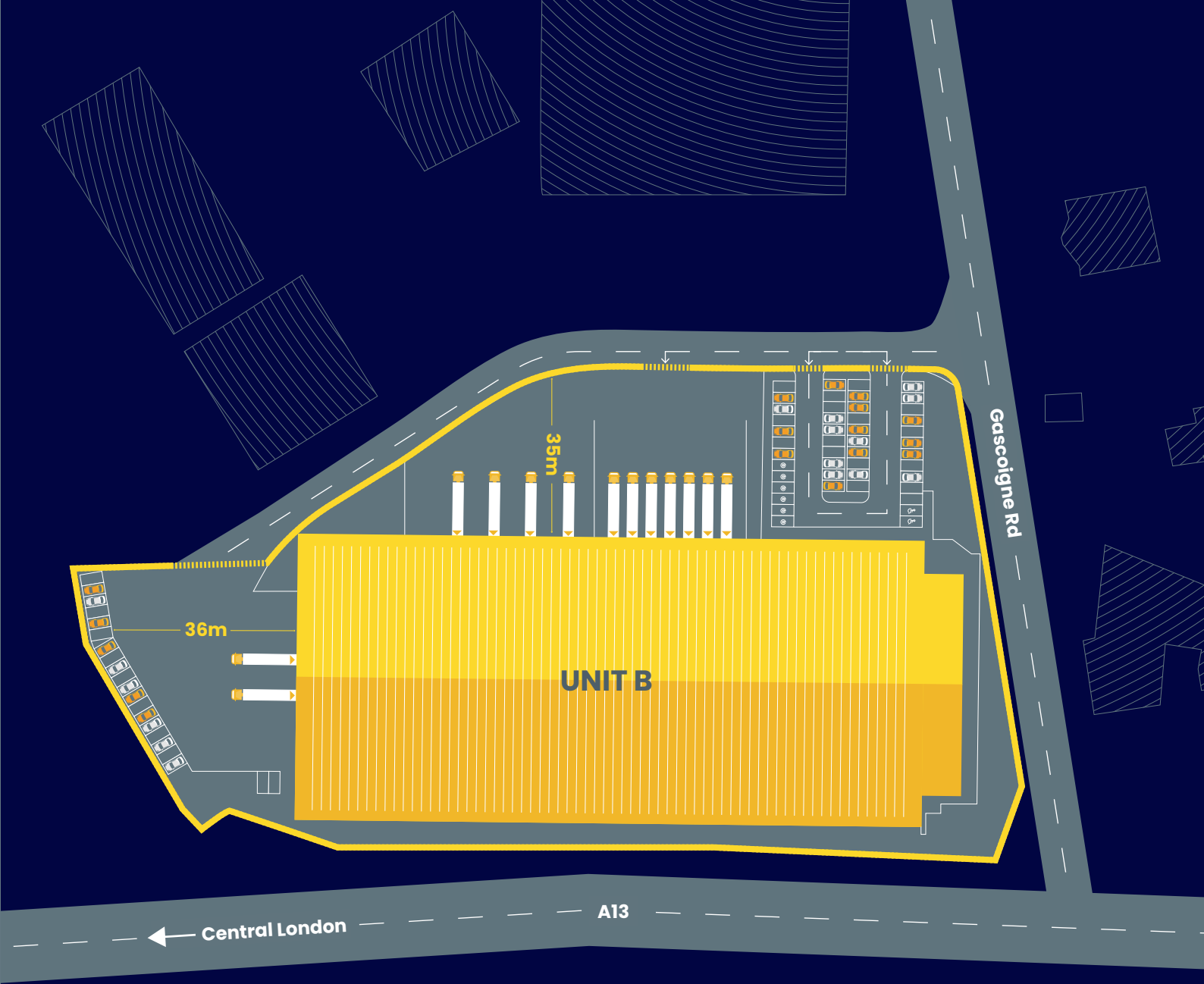
Secure yards on two elevations



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 commuting with bike storage and staff showers, while EV-ready charging points support a cleaner future. Every feature is designed to reduce the carbon footprint and boost efficiency.



Warehouse roof
lighting



New, efficient
LED lighting



New, highly efficient
HVAC system



EPC 'b'
rating



Low water
flow



External bicycle
storage



Staff shower
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

MIRASTAR



6,440,961

13,449,581



9% Employed in manufacturing, transport and storage sectors

18,737,428



**3,669,409 People
within 10 Miles**

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