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BARKING
RIVERSIDE
STATION
COMMERCIAL
UNIT
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BARKING
RIVERSIDE





Overview

Barking Riverside is one of Europe's largest and most exciting urban developments, providing East London with thousands of new homes.

Benefitting from a unique location on the banks of the River Thames, Barking Riverside comprises 443 acres - an area larger than Hyde Park - on an ex-industrial site formerly occupied by the historic 1920's Barking Power Station. Connected to central London via the recently extended Overground and River bus services, Barking Riverside is ideal for those who want fast and easy access to London as well as an abundance of open spaces.

Barking Riverside is already home to a diverse, vibrant and active community of over 7,000 residents. Existing amenities include five schools, two community hubs, cycling and walking routes, open spaces and play parks; state-of-the-art recycling and waste management facilities; and a rolling calendar of social activities, including resident-led events and festivals.

The delivery of Barking Riverside is being led by master developer Barking Riverside Limited, a joint venture between the Mayor of London and housing association L&Q.

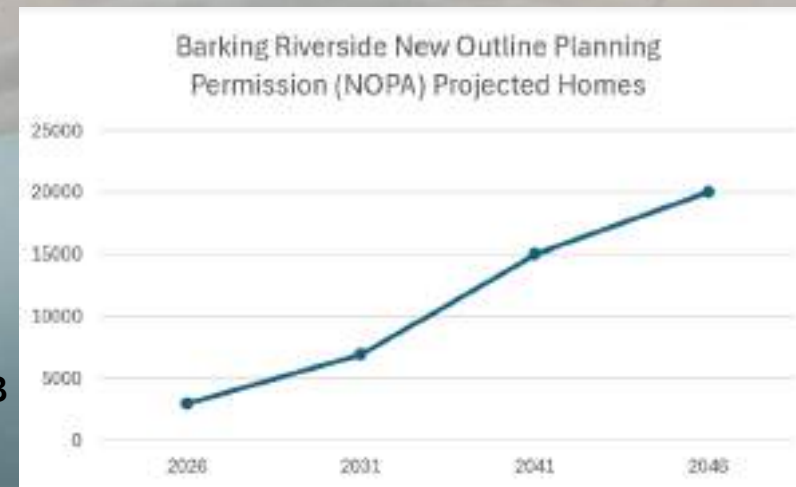
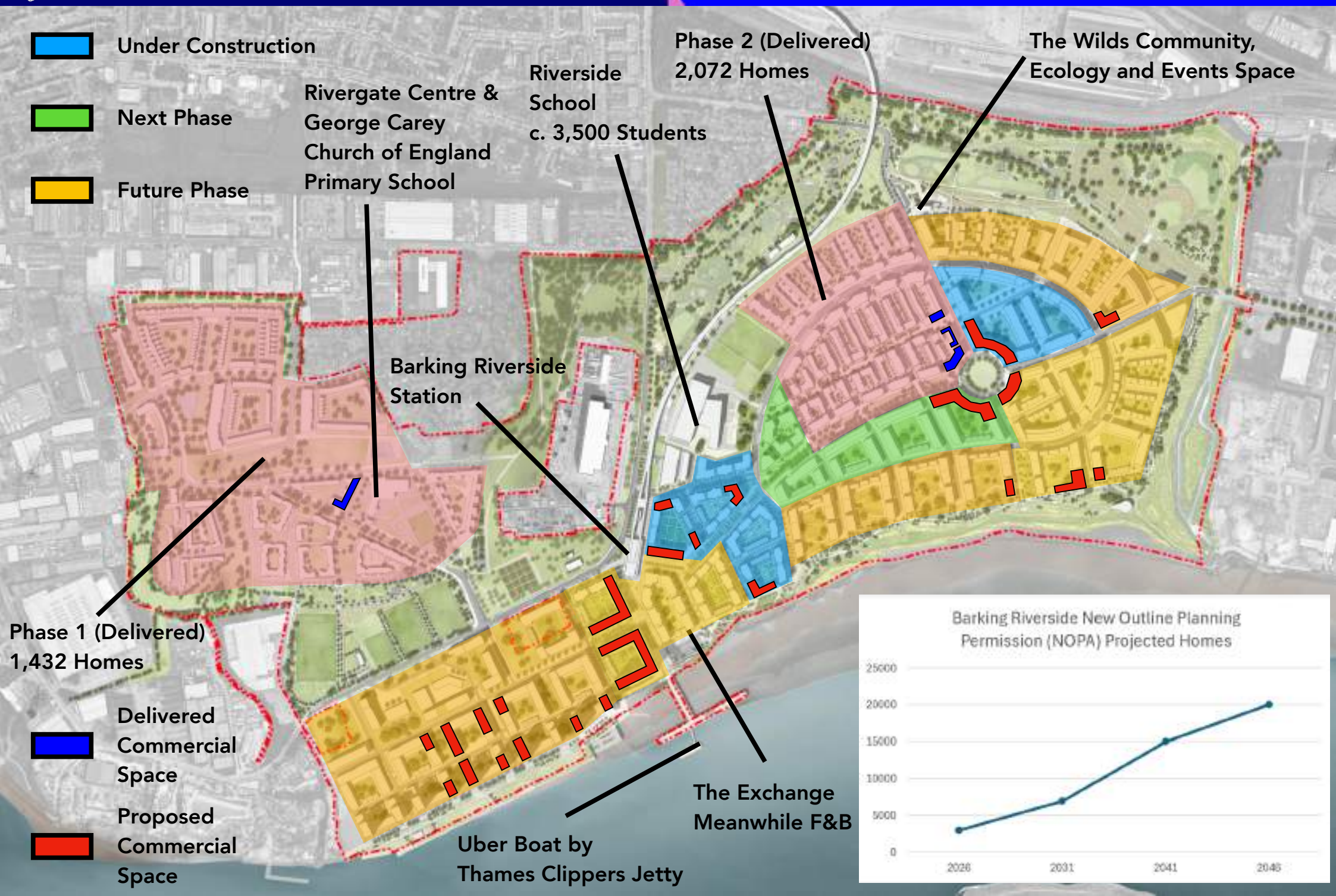
The development will ultimately deliver up to 20,000 homes and 65,600 sqm of non-residential mixed-use floor space for a community of up to 50,000 people.

The Barking Riverside project is strengthened by delivery partnerships with Transport for London, Uber Boat by Thames Clippers, Bellway London, and the London Borough of Barking and Dagenham.

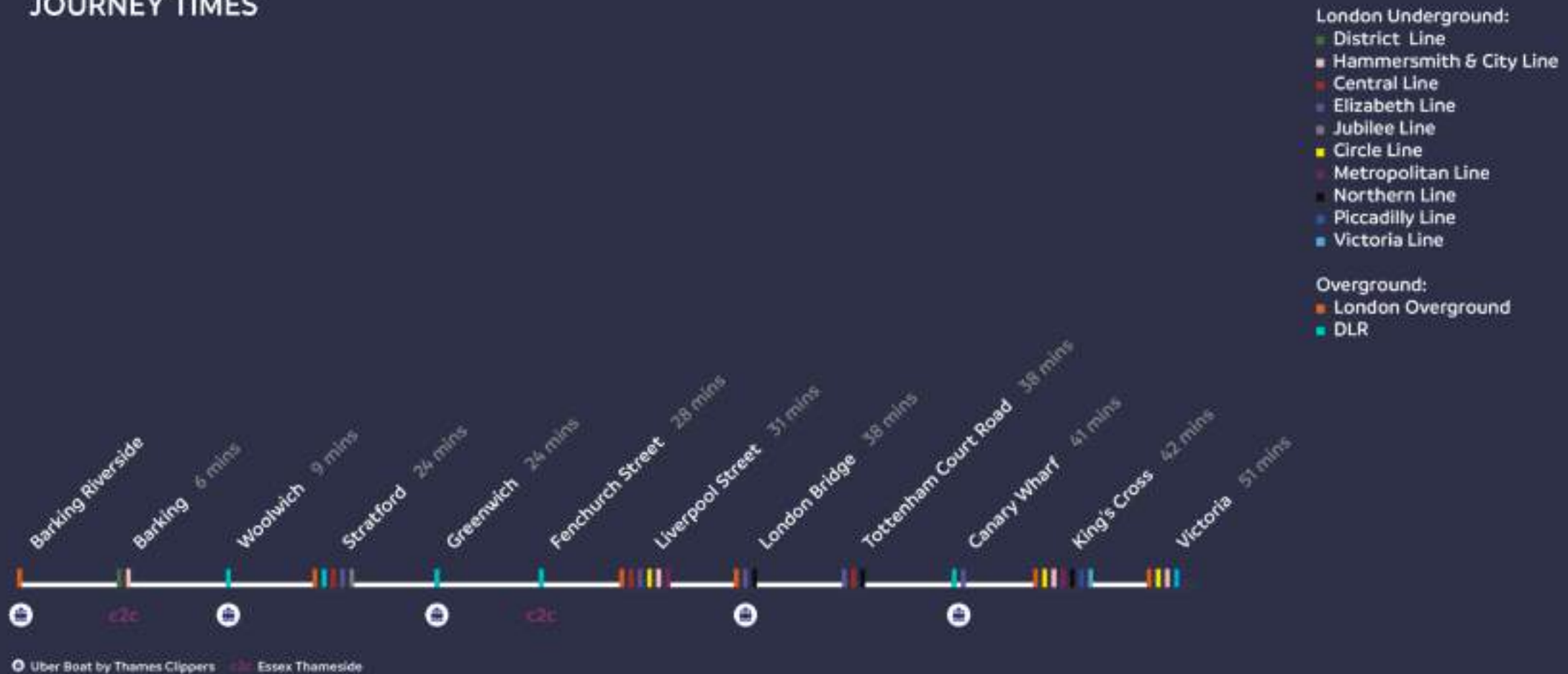
An emerging area in vibrant East London, Barking Riverside stands out as one of the most significant developments in the capital.

Barking Riverside Station sits in the heart of the site at the junction of River Road and Project Road.





JOURNEY TIMES



Transport

Barking Riverside Limited has invested over £400M in front-loaded infrastructure. This comprises the excellent transport links in the area, including an Overground rail extension, a new river bus pier, and cycling and walking routes - all within a 300-metre radius.

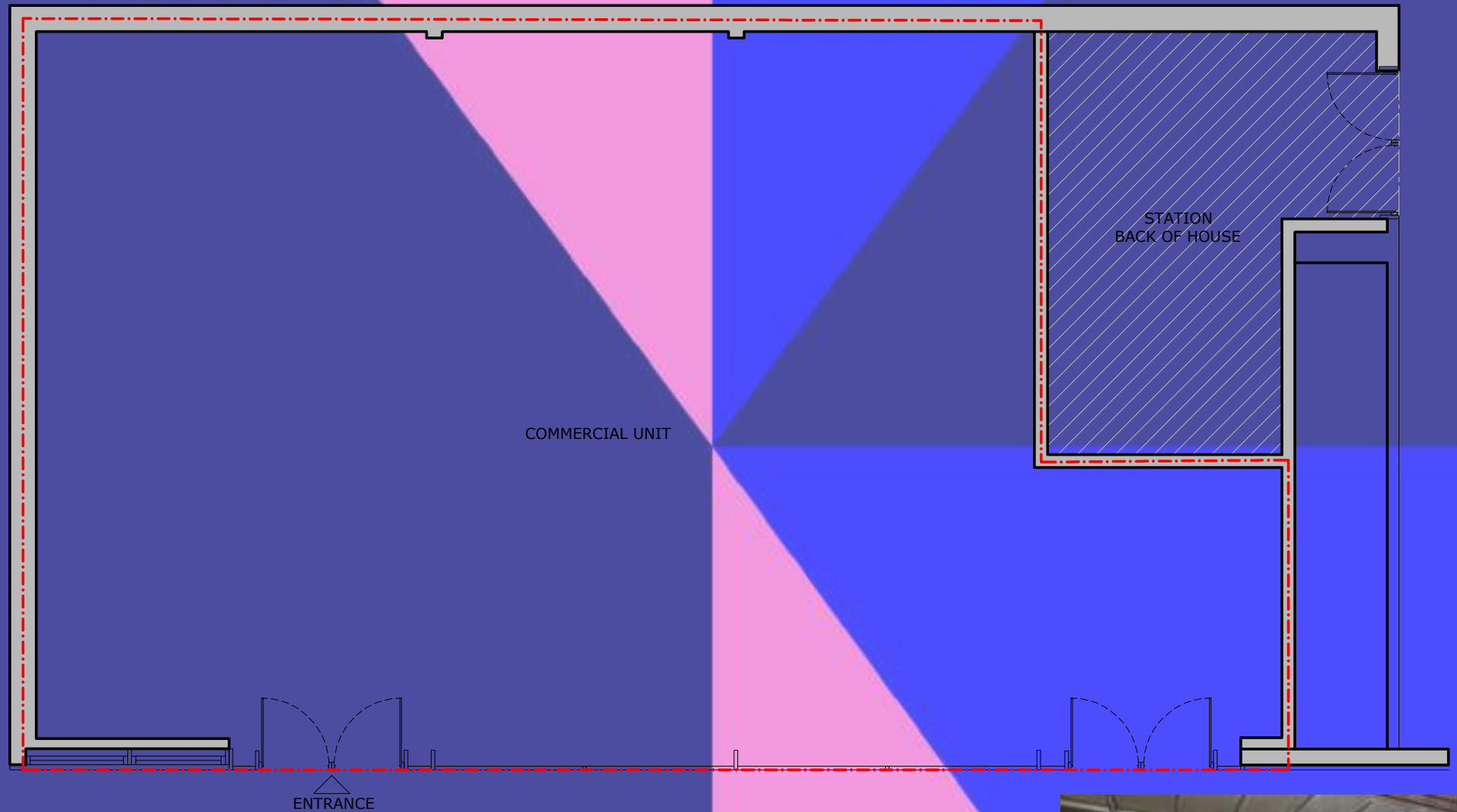
Launched in 2022, Barking Riverside Station (Overground/Suffragette lines) is the most recent facility to open on the London Overground network. It benefits from trains every 15 minutes to Gospel Oak via Barking (District, Hammersmith & City, and c2c lines) and Blackhorse Road (Victoria line). Over 20,000 passenger journeys go via this station every week.

The Barking Riverside Pier is the easternmost stop on the Uber Boat by Thames Clippers network. The boat provides access to Woolwich (Royal Arsenal) and the Elizabeth line, The O2 Arena, Greenwich, Canary Wharf, as well as other river landmarks such as the Tower of London, Embankment, Westminster and Battersea Park.





Barking Riverside Visitor Centre



Specification

The unit is offered in shell and core condition with shopfronts installed and capped off services. External seating is available by way of a separate agreement

Power: 3 phase
Water: TBC
Drainage: TBC
Floor Loading: TBC
Use Classes: Class E





Lease: A new lease is being offered direct from the landlord on a term of up to 9 and a half years.

Rent: On application

Service Charge: TBC

Business Rates: The unit has not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Barking & Dagenham.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact:

Max Taylor-Smith

max@niekco.com

0776 525 1016

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