

# VALOR PARK

## THAMES ROAD



TO BE REFURBISHED CROSS-DOCK UNIT  
**46,392 SQ FT** (4,310 SQ M) ON **3.48 ACRES** SITE AREA  
AVAILABLE TO LET

NOTABLE LOCAL OCCUPIERS INCLUDE



# 46,392 SQ FT TO BE REFURBISHED CROSS DOCK URBAN LOGISTICS UNIT

## DESCRIPTION

This prime urban logistics opportunity in Barking is due to undergo a high-quality refurbishment to enhance functionality and efficiency. Retaining the existing structure, the scheme will feature improved office accommodation and upgraded loading doors to maximise the full 360-degree circulation around the unit for seamless operations. With targeted improvements to layout and specification, this cost-effective solution is ideally suited to meet the demands of modern logistics and distribution.

## ACCOMMODATION

UNIT	(SQ FT)	(SQ M)
Warehouse	40,666	3,778
First Floor Office	5,726	532
Gatehouse	New Gatehouse to be constructed	
<b>TOTAL GEA</b>	<b>46,392</b>	<b>4,310</b>



2 LEVEL ACCESS  
LOADING DOORS



27 DOCK LEVEL  
LOADING DOORS



37 CAR PARKING  
SPACES



360 DEGREE  
YARD



UP TO 57M  
YARD DEPTH



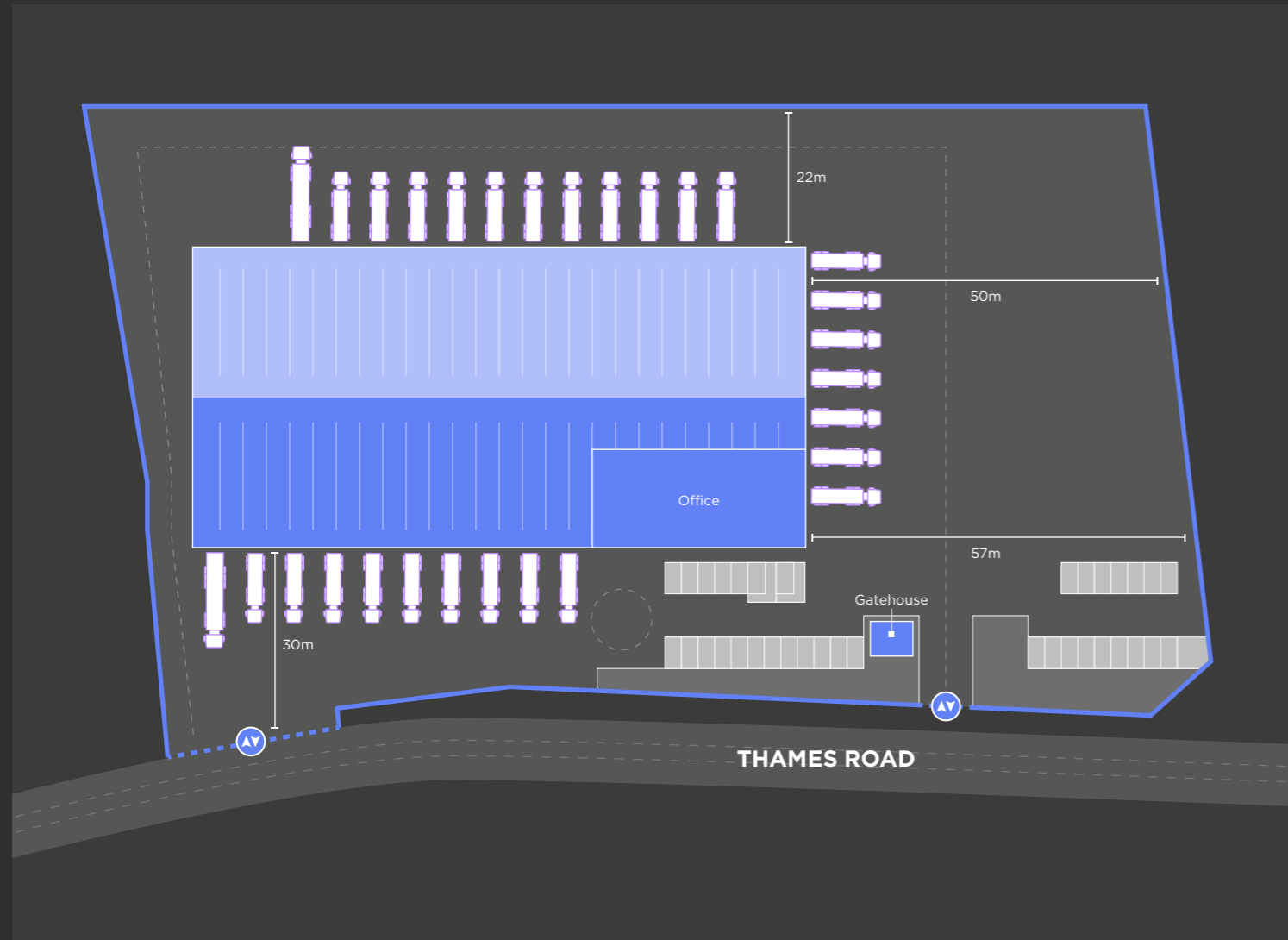
6.3M CLEAR  
INTERNAL HEIGHT



WAREHOUSE  
ROOF LIGHTS



CLOSE PROXIMITY  
TO THE A13



# A THRIVING INDUSTRIAL DESTINATION



**3,669,409**  
POPULATION WITHIN 10 MILES



**16%+**  
OF THE LOCAL POPULATION  
EMPLOYED IN WHOLESALE  
AND RETAIL TRADE



LOCATED IN THE LONDON BOROUGH  
OF NEWHAM, ONE OF THE FASTEST  
GROWING LONDON POPULATIONS



**7,500+**  
PEOPLE LOCALLY ARE UNEMPLOYED  
AND ACTIVELY SEEKING WORK



**0.1 MILES**  
TO THE A13, AND 0.6 MILES TO  
THE A406



