

# CROSSNESS YARD

12 THAMES ROAD BARKING

## LIGHT INDUSTRIAL UNITS

RANGING FROM  
1,970 - 3,916 SQ FT






# WELCOME TO CROSSNESS YARD

Crossness Yard is a brand new industrial hub forming part of a mixed-use development off Thames Road in Barking. Sitting in the heart of the scheme within a secure gated yard, it provides 10 units on the ground floor and 8 light industrial units on the first floor.

Inspired by the area's industrial heritage it is the latest development to emerge as part of the 'The Factory District Transformation Area' providing an exciting opportunity for both new and growing businesses in the local area to thrive.

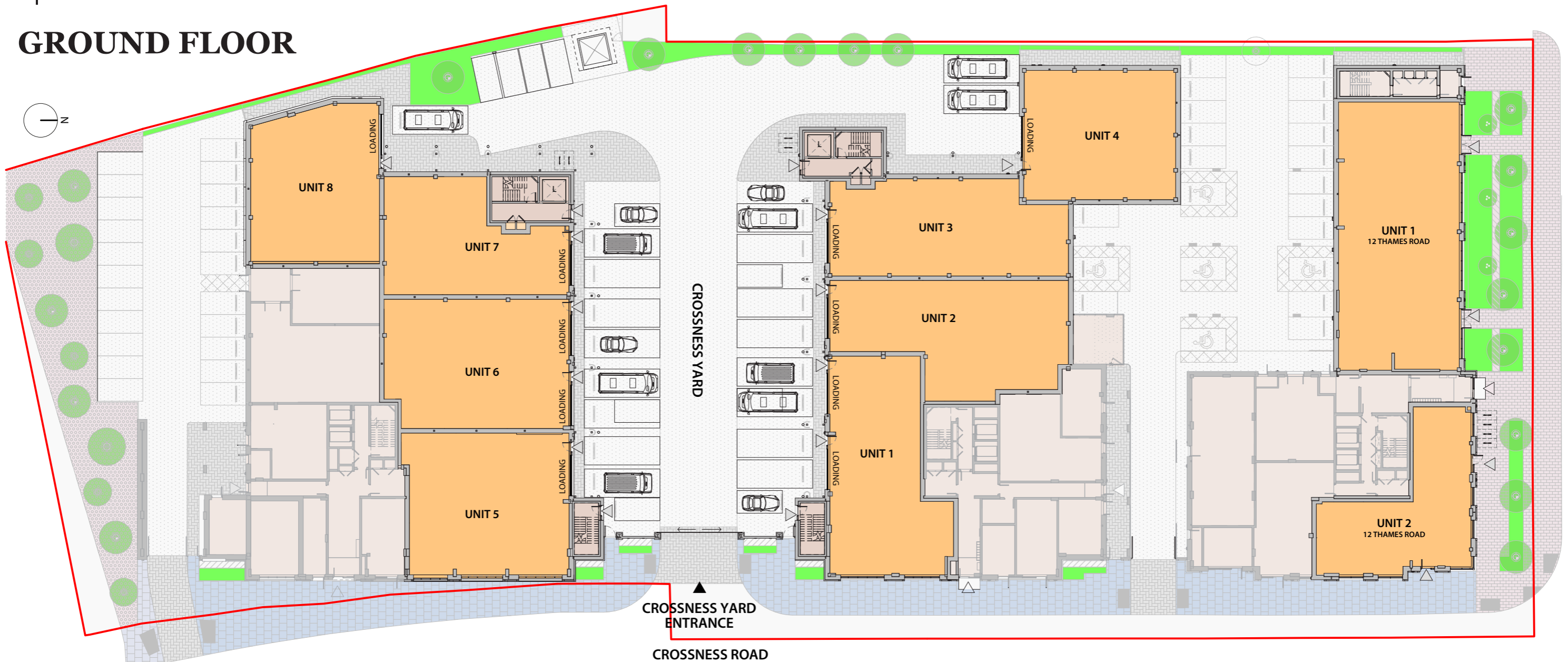




UNLOCK YOUR  
POTENTIAL WITH  
NEXT-GEN B2 & B8  
READY SPACE



# GROUND FLOOR



## GROUND FLOOR WAREHOUSE UNITS

### GROUND FLOOR SPECIFICATIONS



CLEAR HEIGHT:  
UP TO 6.5M



PARKING  
AVAILABLE



MODERN  
KITCHENETTE AND  
WC FACILITIES



MONITORED CCTV  
AND GATED YARD

### 12 THAMES ROAD

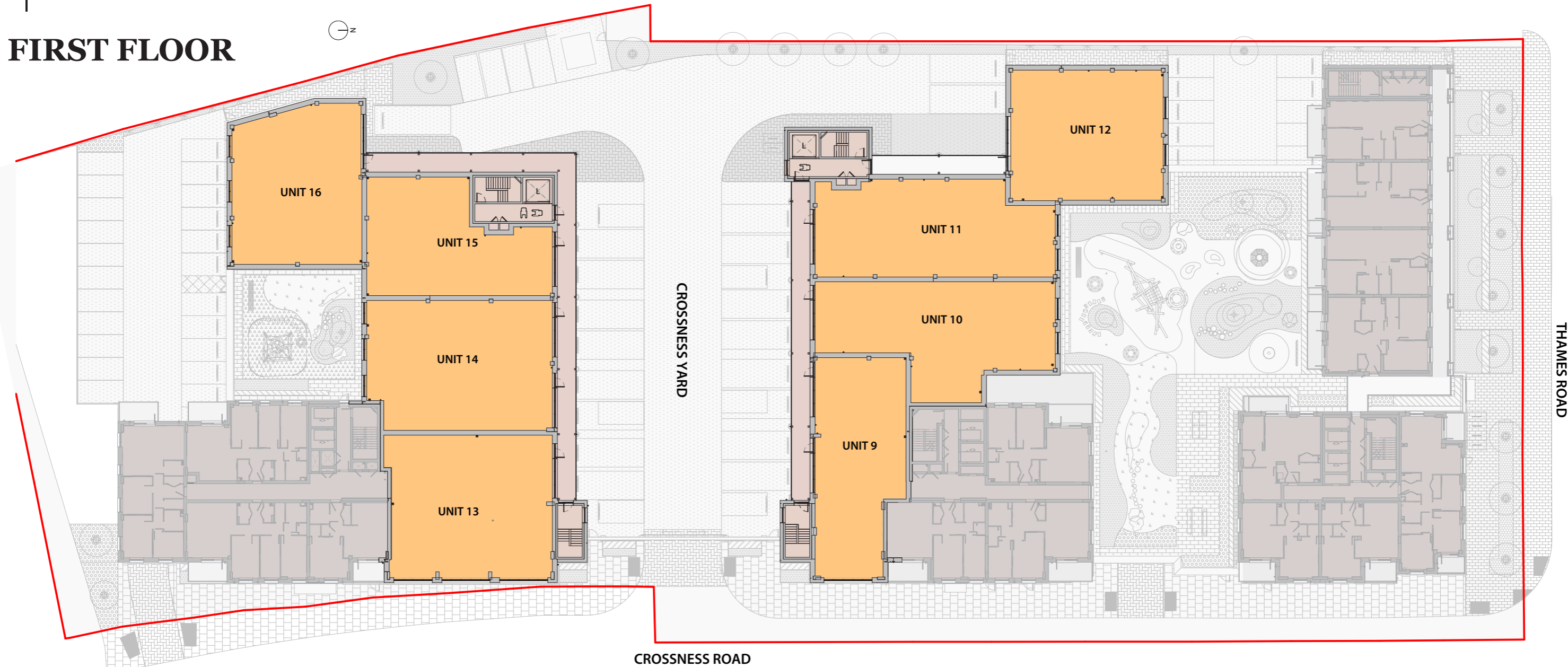
Unit	Level	Sq Ft	SQM
1	GROUND	3,916	363.8
2	GROUND	1,970	183.0

### CROSSNESS YARD

Unit	Level	Sq Ft	SQM
1	GROUND	2,678	248.8
2	GROUND	2,780	258.3
3	GROUND	2,599	241.5
4	GROUND	2,376	220.7
5	GROUND	2,772	257.5
6	GROUND	2,824	262.4
7	GROUND	2,115	196.5
8	GROUND	2,378	220.9

**TOTAL**                      **26,408**      **2,453.4**

**FIRST FLOOR**



**FIRST FLOOR  
LIGHT INDUSTRIAL UNITS**

FIRST FLOOR SPECIFICATIONS



CLEAR HEIGHT:  
APPROX 4M



PARKING  
AVAILABLE



MODERN KITCHENETTE  
AND WC FACILITIES



MONITORED  
CCTV



LED LIGHTS



PV PANELS



1 GOODS LIFT PER BLOCK  
(MAX 2,000KG)



LARGE CRITICAL WINDOWS  
FOR NATURAL LIGHT

**CROSSNESS YARD**

Unit	Level	Sq Ft	SQM
9	1st	2,136	198.4
10	1st	2,632	244.5
11	1st	2,606	242.1
12	1st	2,381	221.2
13	1st	2,781	258.4
14	1st	2,823	262.3
15	1st	2,116	196.6
16	1st	2,372	220.4
<b>TOTAL</b>		<b>19,847</b>	<b>1,843.9</b>
<b>GRAND TOTAL</b>		<b>46,255</b>	<b>4,297.3</b>



# SUSTAINABLE FOUNDATIONS

ELEVATING WORKFORCE WELL-BEING  
THROUGH SUSTAINABLE DESIGN



- + Plentiful natural light
- + LED lights
- + PV panels (servicing first floor)
- + BREEM 'Very Good' (targeted)
- + EPC Rating A (Targeted)



# PRIME POSITION IN THE FACTORY DISTRICT

## A BIG PLUS FOR YOUR BUSINESS

Located on a prominent corner between Crossness Road and Thames Road, the development is ideally located amongst a diverse range of occupiers and skilled local work force in the film, food, logistics and science and innovation sectors.

Flexible lease terms and a diverse range of unit sizes available provide an opportunity to up size within the scheme.



Barking Riverside  
(20,000 new homes)

River Thames

Industria

London City  
Airport

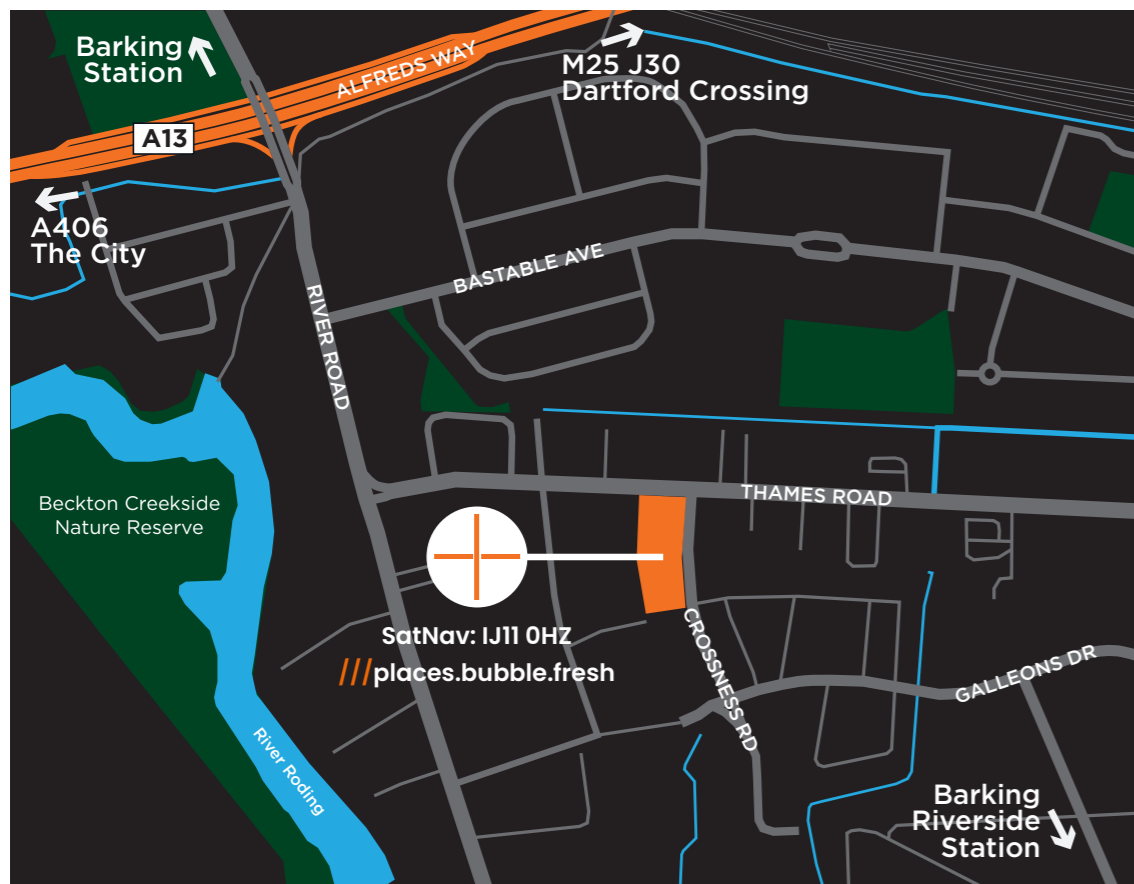
The City



# THE LOCATION

Crossness Yard forms part of The Thames Road Factory District, an innovative industrial co-living development which will bring together diverse and modern new industrial buildings, high-quality affordable housing and new characterful open spaces.

The development of the area aims to deliver up to 3,500 new homes, 43,858 sq m of modern industrial & commercial space along with new schools, neighbourhood parks and improved dedicated bus services alongside new walking and cycling connections.



## TRAIN STATIONS

- + **Barking Station** – 13 min drive (2.9 miles)
- + **Upney Underground Station** – 9 min drive (2.1 miles)
- + **Barking Riverside** – 6 min drive (1.7 miles)



## BUS CONNECTIONS

- + **Radford Way Bus Station** – EL3 – 2 min walk away located on Thames Road
- + **Crossness Road** – 3 min walk away
- + **Curzon Crescent** – EL1/EL2 – 10 min walk away located on Bastable Avenue



## ROAD CONNECTIONS

- + A13 – 5 min drive
- + A123 – 7 min drive
- + A406 (N. Circular) – 9 min drive



## AIRPORT

- + **London City Airport** – 17 min drive (5.1 miles) via the A13

## TOWN CENTRE

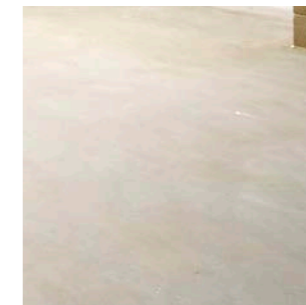
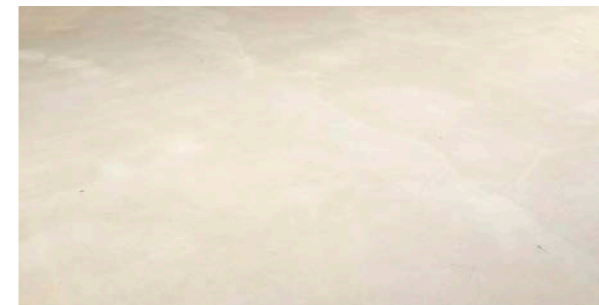
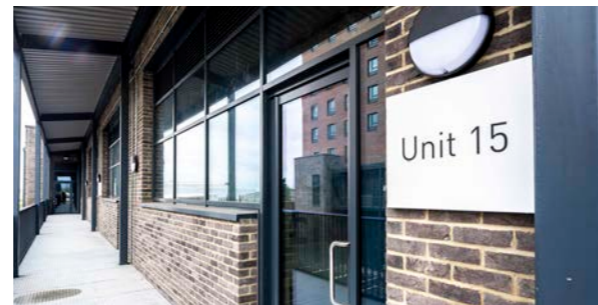
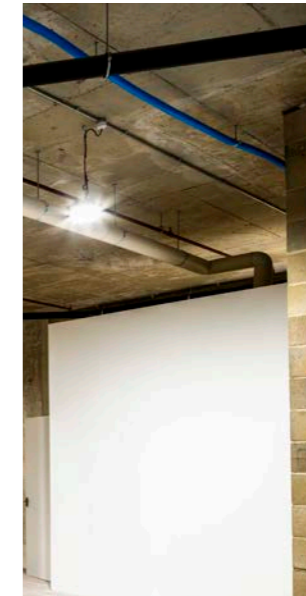
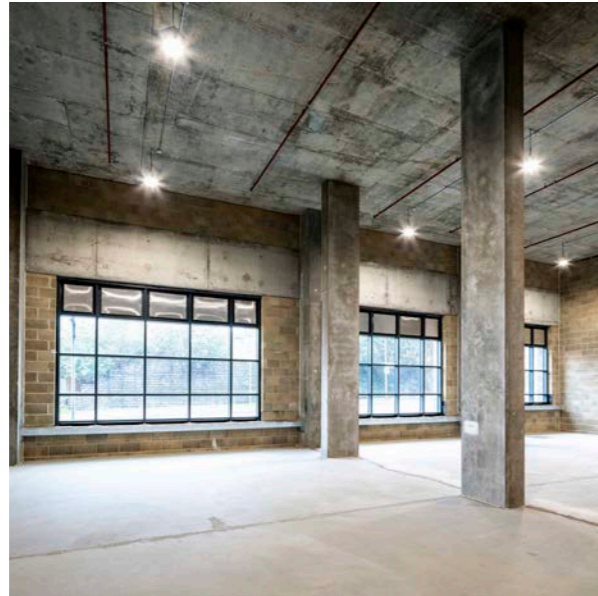
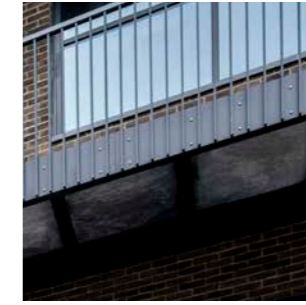
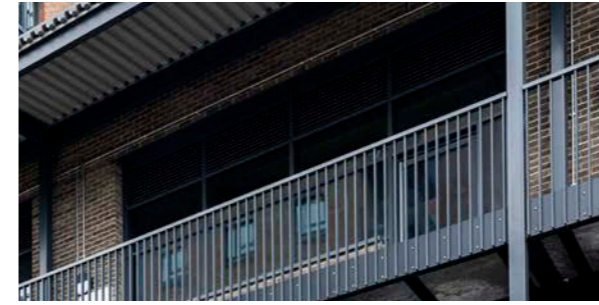
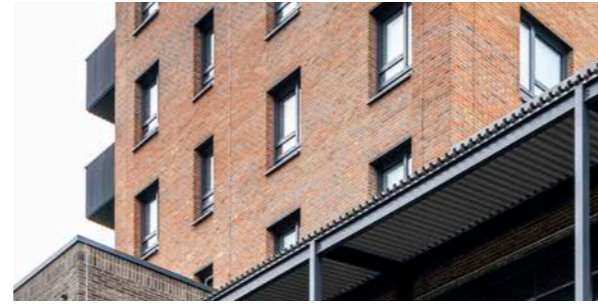
- + **Barking Town Centre** – 1.9 miles – 9 minute drive – 30 minute walk

## DOCKS

- + **Royal Albert Dock** – 13 min – 3.6 miles

## FROM BARKING STATION TO CROSSNESS YARD

- + **Bus: Barking Station (Stop H)** – EL3 bus route to Radford Way (14 mins) and 2 min walk to 12 Thames Road
- + **EL1 bus route to Curzon Crescent** – (9mins) and a 9 min walk to 12 Thames Road
- + **12 min cycle**
- + **35 min walk**





Indicative first floor unit



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[www.crossnessyard.co.uk](http://www.crossnessyard.co.uk)

This brochure, the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a Gross External Area basis and should be verified by interested parties. April 2026.

**HEKKA**