

# HARWIN

Unit 3 Industria  
Long Reach Road, Barking,  
IG11 0JH

Warehouse/Industrial Unit  
3,457 sq ft / 321 sq m

- 24/7 access and onsite security and CCTV
- 6m-7.1m clear internal height
- Level access industrial loading doors
- Weather proof covered loading area
- Car parking spaces, including EV charging points
- EPC A+



To Let

## DESCRIPTION

Industria provides 45 new Industrial Warehouse and Creative Space units with great amenity space including a cafe, co-working lounge, meeting rooms and external break out space, specifically designed to bring local businesses together.

Industria sets the standard for multi-storey development by providing a new best in class, market ready, ramped up industrial scheme in

Barking.

This forward-thinking industrial development is a great example of the new intensified industrial product that will be coming forward in London to address the land supply constraints the city faces.

Industria has been designed to support staff wellbeing, improve energy efficiency and reduce

## LOCATION

Industria is well served by road, being a 4 minute drive to the A14 and 6 minutes to the North Circular (A406). In addition it provides easy access to both the M25 and Blackwell Tunnel.

Rail links are provided by its close proximity to both Barking Station (11 minute drive) and Barking Riverside Station (6 minute drive). London City

## RENT

£59,626

per annum exclusive

## ACCOMMODATION

3,457 sq ft / 321 sq m

## TENURE

Units are available on flexible lease terms. Terms to be agreed.



## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A+

## ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.



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Viewings available by appointment

Details prepared on 21 March 2024

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