

INDUSTRIA - LONG REACH ROAD, BARKING, IG11 0JH

# Industria

Units ranging from 480 to 14,358 sq ft, across a new iconic multi-storey industrial development totalling 102,840 sq ft

**Units Available Now**

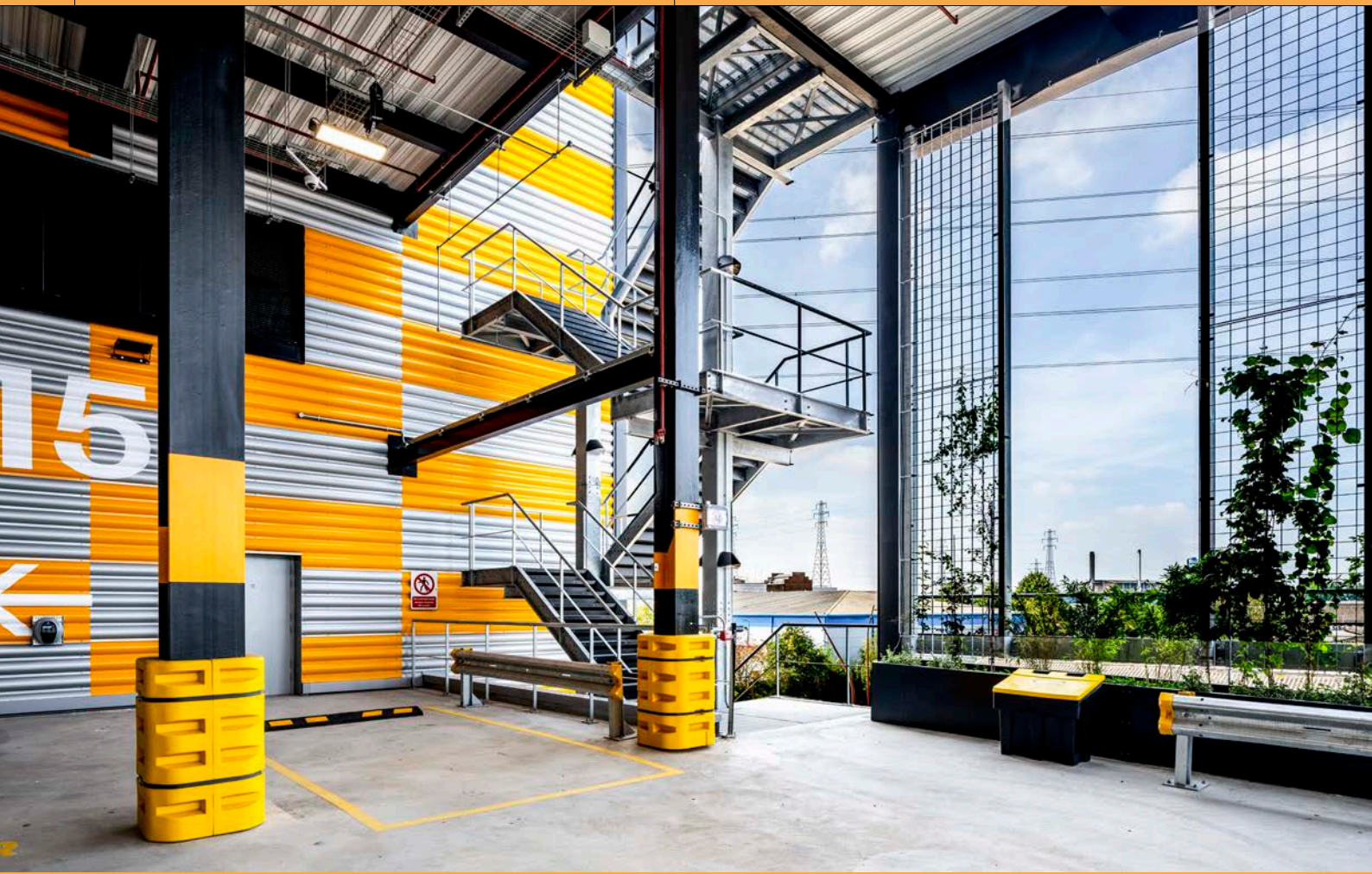


# Industria will set for sustainable ind



Set the new standard  
for flexible, multi-storey  
industrial workspace.





# Multiple levels of flexibility.

Industria is a new generation of industrial development in London, bringing forward flexible industrial and commercial floorspace that has the community in mind at the core of it's development.

The scheme 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.

45 units comprising  
of 20 Industrial  
Warehouse units  
and 25 Creative  
Space units

---

480 sq ft smallest  
available  
unit size

---

5,217 sq ft largest  
singular  
unit size

---

3 goods lifts

---

1 vehicular ramp to  
1st and 2nd floor

---

65 car parking  
spaces

---

2 passenger lifts

**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.

# Ready for future workspace?

**Industria** provides 45 units in a range of sizes, with flexible lease terms available where businesses can adapt and grow within the development across multiple levels.

- Suitable for a diverse mix of local and national businesses including the creative, arts, media, advanced manufacturing, technology and food trades
- Suitable for E (industrial and research development processes), B2 and B8 use classes
- Vibrant amenity space, public café and co-working lounge allowing businesses to easily collaborate with occupiers and local companies
- Floor to ceiling windows with access from Long Reach Road allowing occupiers to trade directly with the public
- Collaborative Creative Space offering for SME's





Example creative space unit

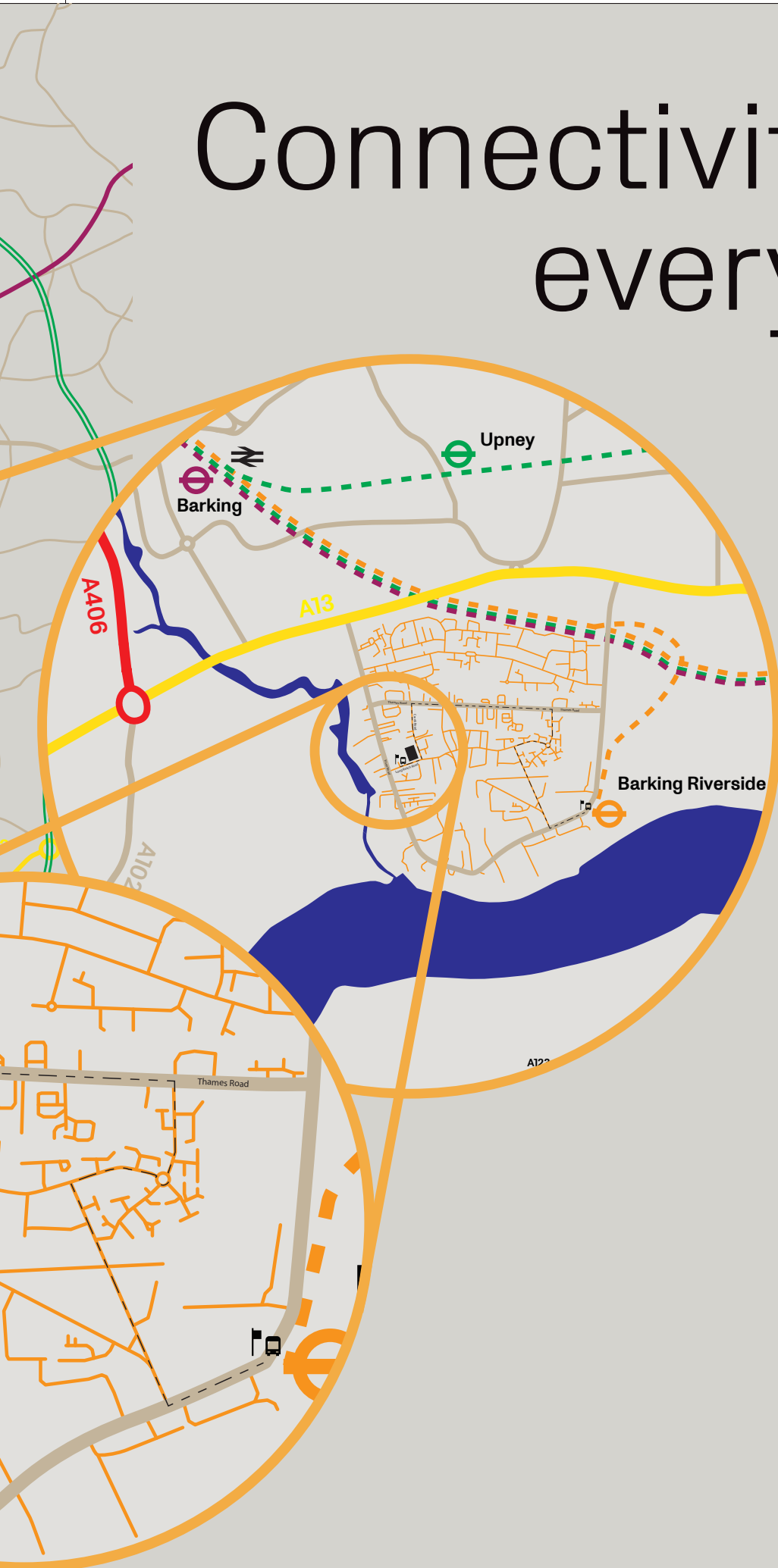
# GO.



# IG11



# Connectivity at every level.



- 4 minutes to the A13
- 6 minutes to the North Circular (A406)
- 15 minutes to the M25
- 16 minutes to Blackwall Tunnel



- Links to the EL3 bus route on Long Reach Road and River Road
- EL3 bus route goes directly to Barking Station



- 11 minute drive to Barking Station
- 5 minute drive to Barking Riverside Station



- 20 minute drive to London City Airport

# Occupier Amenities



## Unit fit out:

- Shell and core fit out
- Sprinkler and fire alarm system
- BT Masterpoint
- Power floated concrete floor
- Exposed soffit and services to ceilings



## Creative Space units:

- Heating and cooling provided /AC system
- Mixed mode ventilation and mechanical ventilation
- 8m column grid
- Lighting installation by landlord
- 1.6m tall ribbon windows – openable and fixed
- Communal WC's and kitchen on each floor



## Industrial warehouse units:

- Ground floor units (unit 03-06) facing Long Reach Road have 7m tall 'shopfront' entrance doors
- Metal framed double glazed windows providing natural light - fixed
- 8m column grid
- Accessible WC per unit
- Roller shutter doors
- Demised loading area outside each unit
- Natural ventilation



### Shared building amenities:



24/7 access to all units  
and onsite security



Dedicated reception area



CCTV



Café



Fibre optic broadband  
connectivity



Co-working lounge and  
meeting rooms



HGV loading area  
on ground floor



Secure cycle storage (64 bikes) and  
shower and changing facilities



Communal top deck amenity with  
seating and break out space



65 car parking spaces, including  
EV charging points



Communal refuse area



Passenger lifts



Goods lifts



Covered loading on  
ground and first floor

# Putting Sustainability at the forefront



Industria has been designed to support staff wellbeing, improve energy efficiency and reduce carbon emissions. Targeting BREEAM 'Excellent' standard and an A+ EPC rating.

## Environment



BREEAM 'Excellent' (targeted)



EPC Rating A+ (targeted)



Electric Vehicle charging points



100% Photovoltaic roof cover



Cycle store



LED lighting



Great natural daylight throughout units

## Social



Ground floor café and co-working lounge



Communal top deck amenity with seating and break out space



Feature green walls, landscaping and street level planting



Supporting and strengthening the local industrial community in Barking

# G Ground level.

## Industrial Warehouse Units

### North Block

6.8m clear height  
20kn/sq m floor loading

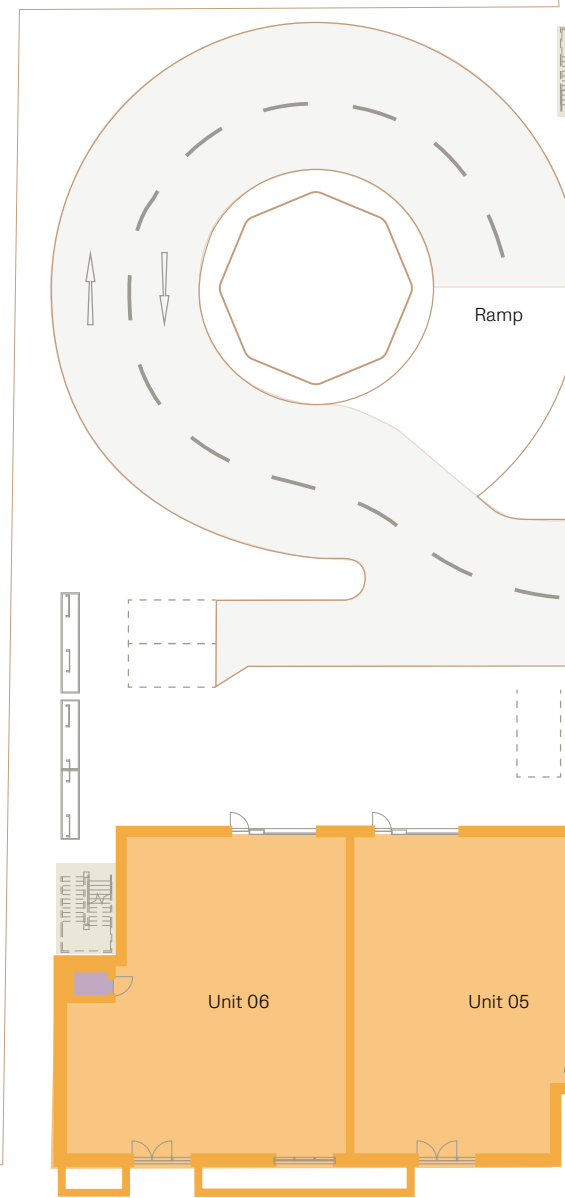
### South Block

7.1m clear height  
20kn/sq m floor loading

- One roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Industrial Warehouse Units			
North Block		Sq Ft	Sq m
Unit 01	Unit Let	4,945	459
Unit 02		3,359	312
South Block		Sq Ft	Sq m
Unit 03		3,457	321
Unit 04	Unit Let	3,024	281
Unit 05		2,830	263
Unit 06		2,751	256

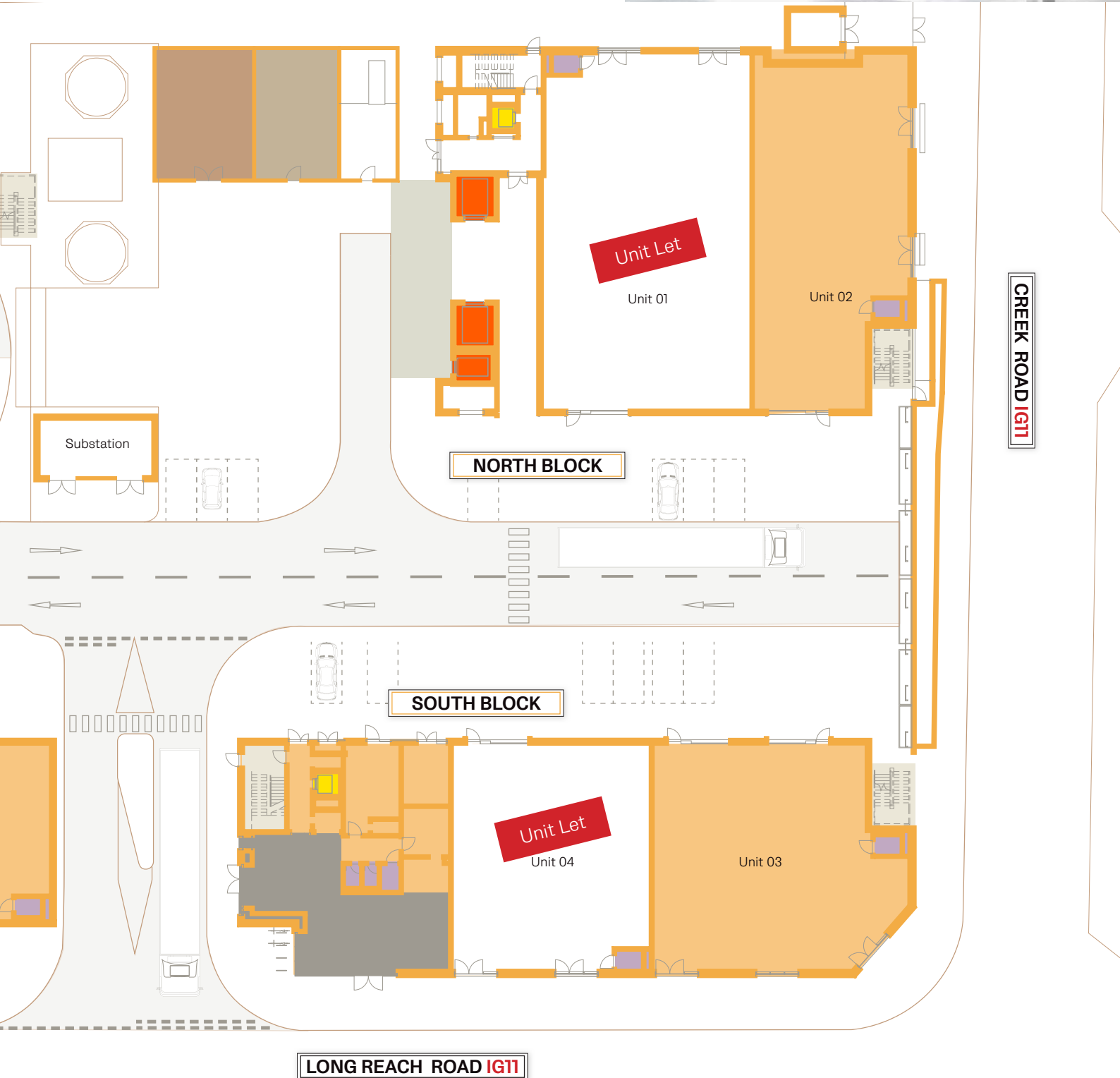


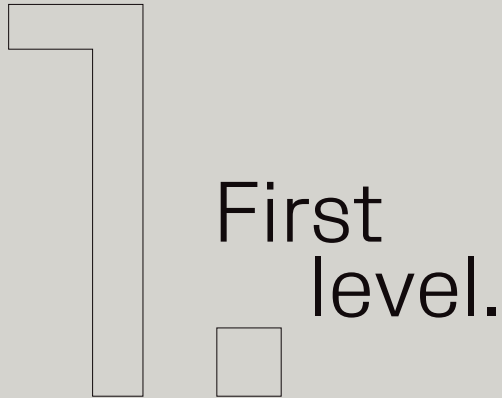
**Amenities**

Café/Business Lounge		Goods lift	
Bike Store		Passenger Lifts	
Bin Store		Toilets	
Loading Bay			



Example warehouse unit





## Industrial Warehouse Units

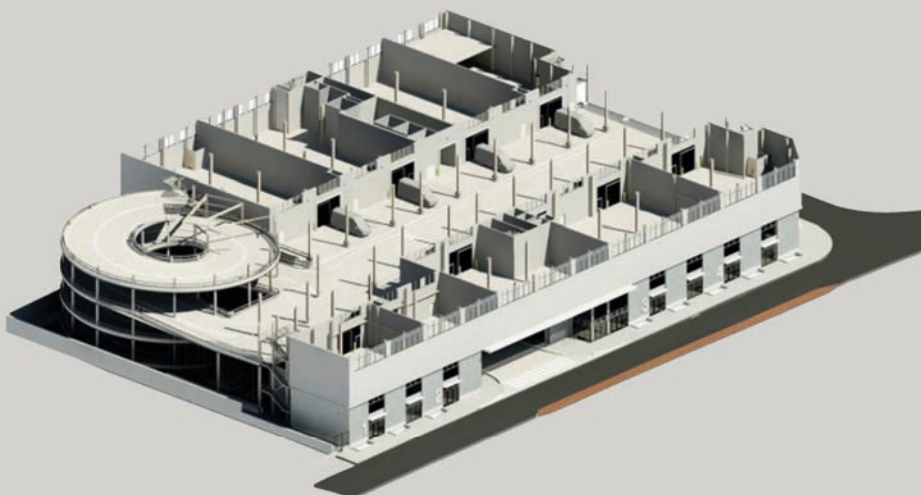
### North Block

7.1m clear height  
15kn/sq m floor loading

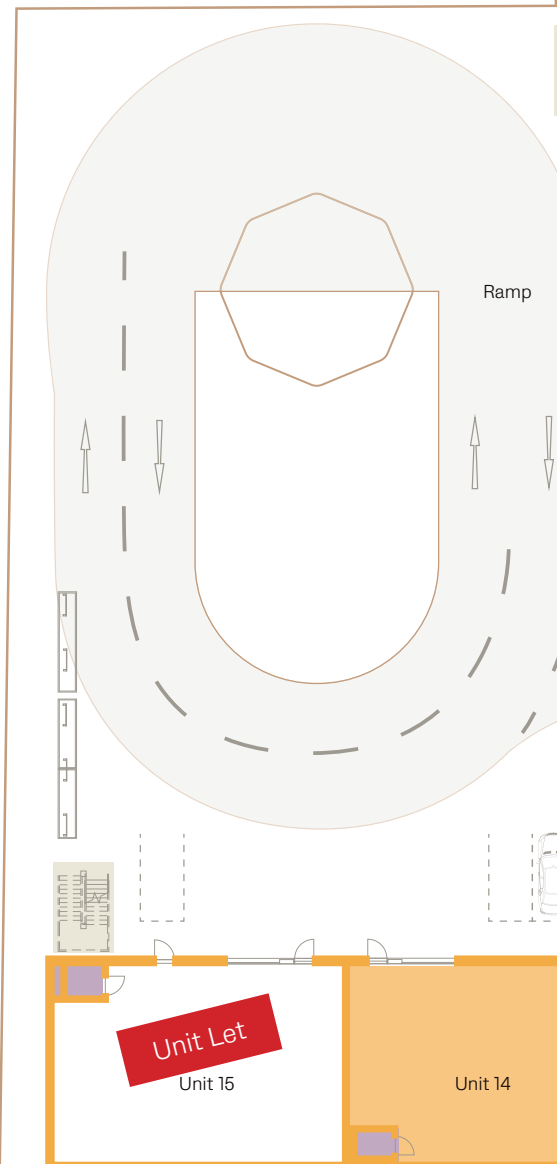
### South Block

7.1m clear height  
15kn/sq m floor loading

- At least one roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Industrial Warehouse Units		
North Block	Sq Ft	Sq m
Unit 07	4,997	464
Unit 08	5,217	485
Unit 09	4,841	450
Unit 10	3,811	354
South Block	Sq Ft	Sq m
Unit 11	3,646	339
Unit 12	4,776	444
Unit 13	4,123	383
Unit 14	1,813	168
Unit 15	1,936	180





**Amenities**

Goods lift



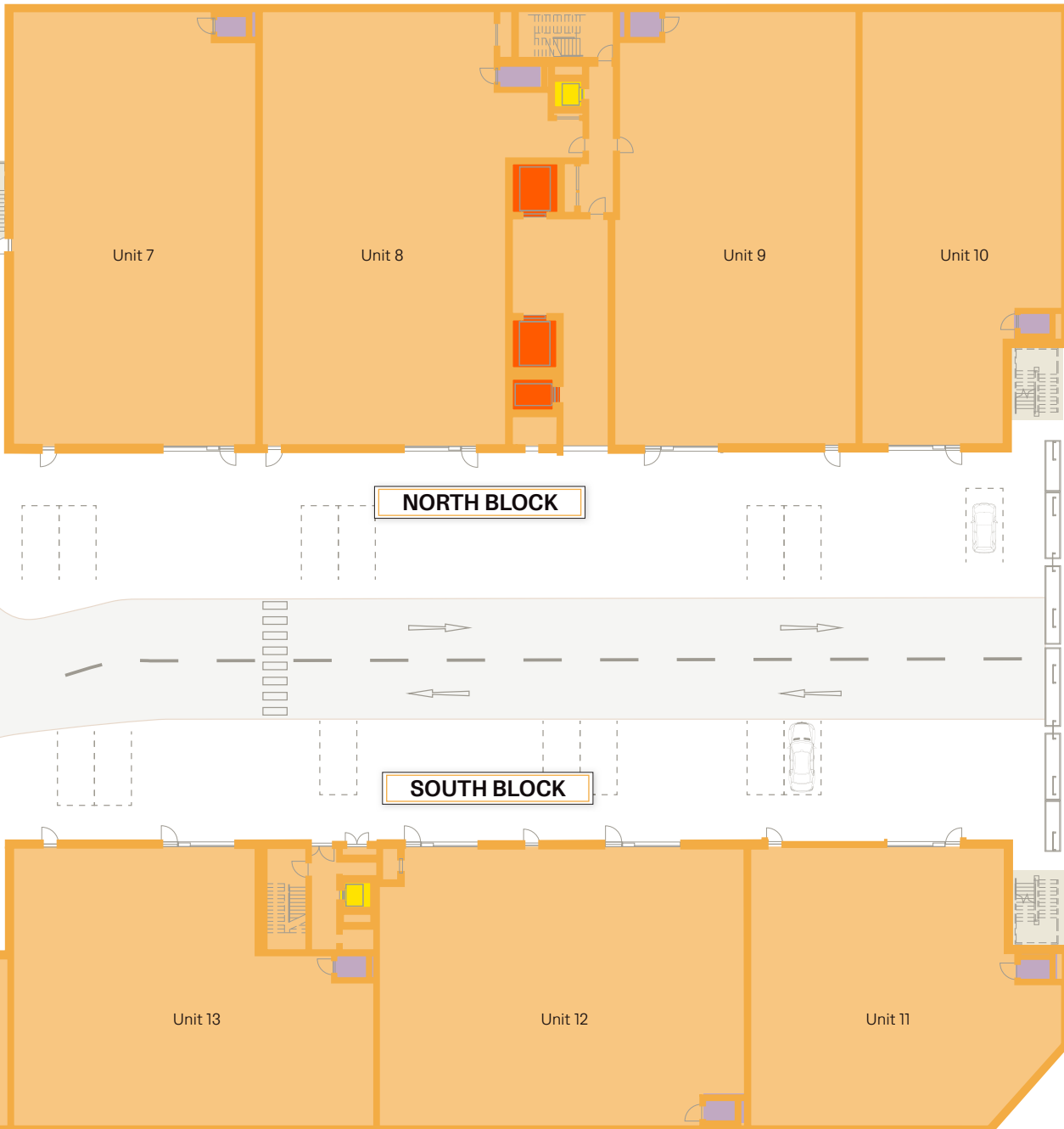
Toilets



Passenger Lifts



Example warehouse unit



**LONG REACH ROAD IG11**

# 2 Second level.

## Creative Space Units

### North Block

3.5m clear height  
15kn/sq m floor loading

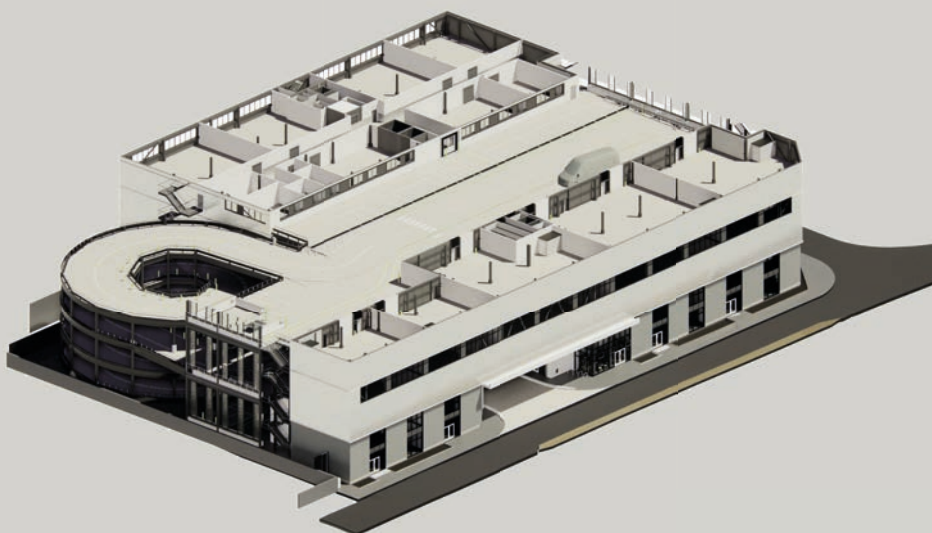
- Car parking
- Five unisex communal WCs
- Communal kitchen

## Industrial Warehouse Units

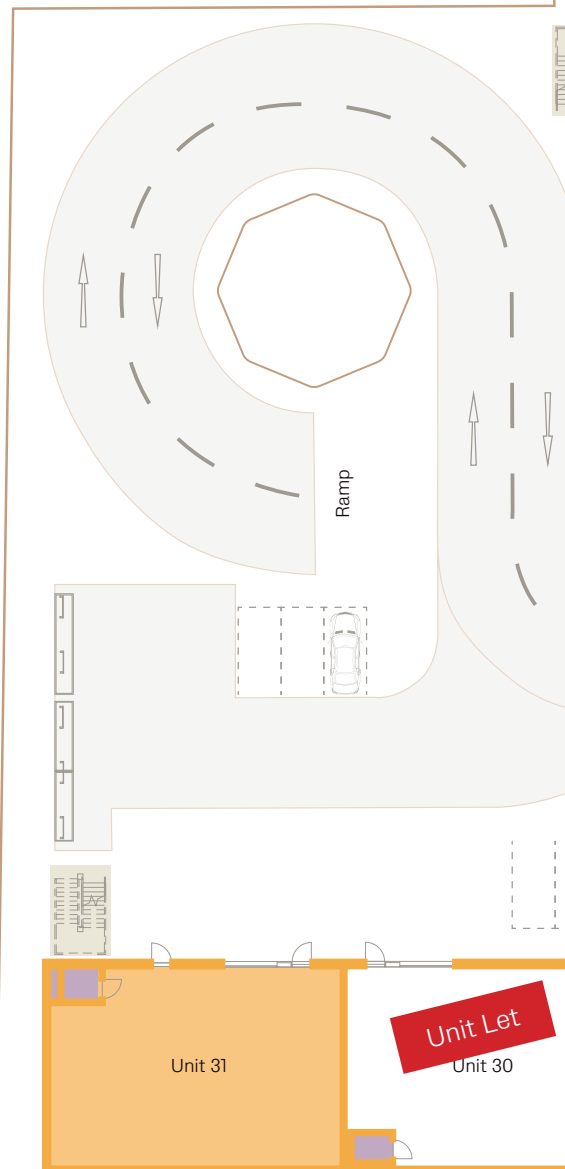
### South Block

6.0-6.6m clear height  
15kn/sq m floor loading

- At least one roller shutter door per unit
- Dedicated parking for each unit
- One WC per unit



Creative Space Units		
North Block	Sq Ft	Sq m
Unit 16	2,596	241
Unit 17	2,447	227
Unit 18	2,523	234
Unit 19	2,144	199
Unit 20	851	79
Unit 21	1,710	159
Unit 22	1,741	162
Unit 23	293	27
Unit 24	197	18
Unit 25	521	48
Unit 26	480	45



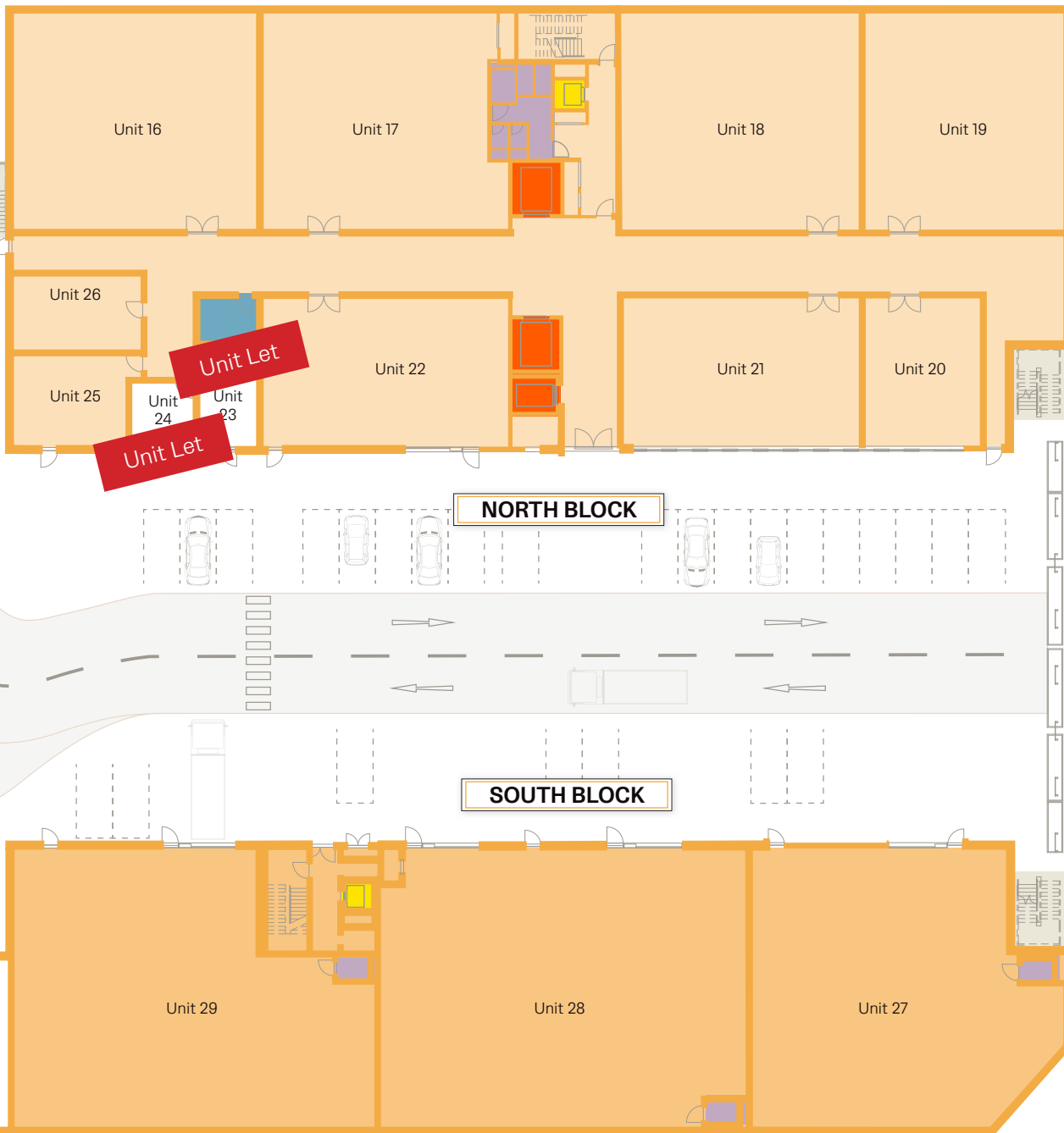
**Industrial Warehouse Units**

South Block	Sq Ft	Sq m
Unit 27	3,669	341
Unit 28	4,790	445
Unit 29	4,108	382
Unit 30	1,849	172
Unit 31	1,932	179

**Unit Let**

**Amenities**

- Goods lift
- Passenger Lifts
- Toilets
- Communal Kitchen



**CREEK ROAD IG11**

**LONG REACH ROAD IG11**

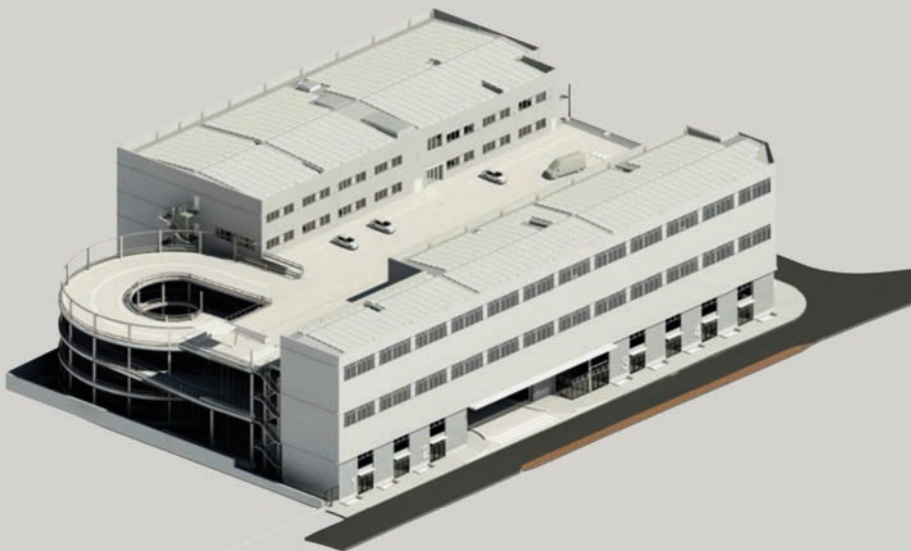
# 3 Third level.

## Creative Space Units

### North Block

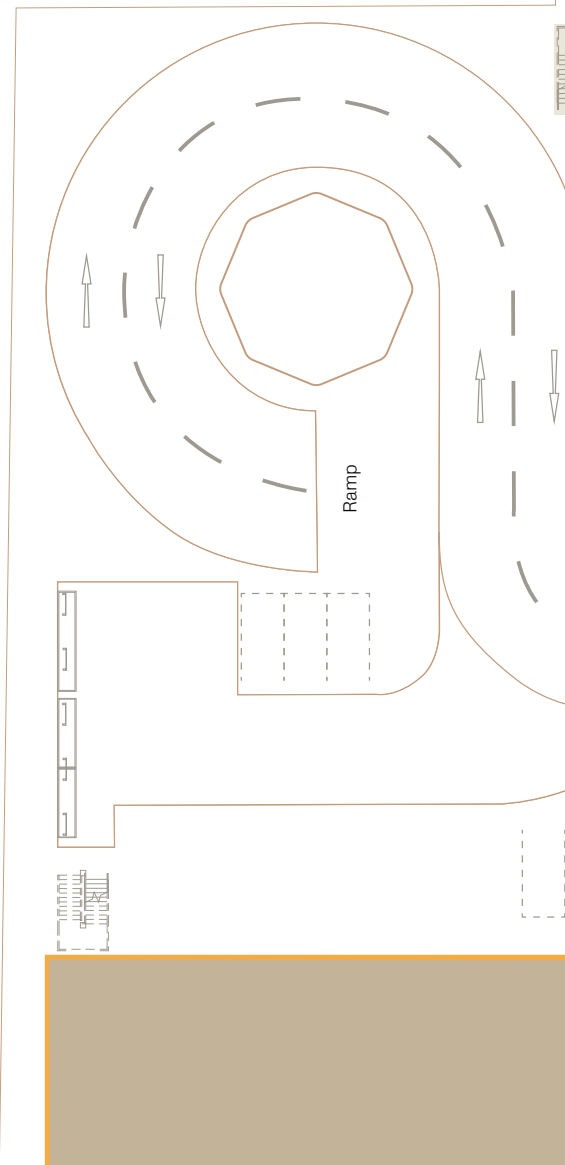
3.5-4.2m clear height  
 10kn/sq m floor loading

- Car parking
- Five unisex communal WCs
- Communal kitchen



Creative Space Units		
North Block	Sq Ft	Sq m
Unit 32	1,288	120
Unit 33	1,254	116
Unit 34	1,202	112
Unit 35	1,032	96
Unit 36	1,258	117
Unit 37	1,230	114
Unit 38	2,097	195

Unit Let



**Creative Space Units**

**North Block**

	Sq Ft	Sq m
Unit 39 <b>Unit Let</b>	958	89
Unit 40	839	78
Unit 41	845	79
Unit 42	900	84
Unit 43 <b>Unit Let</b>	822	76
Unit 44	858	80
Unit 45	879	82

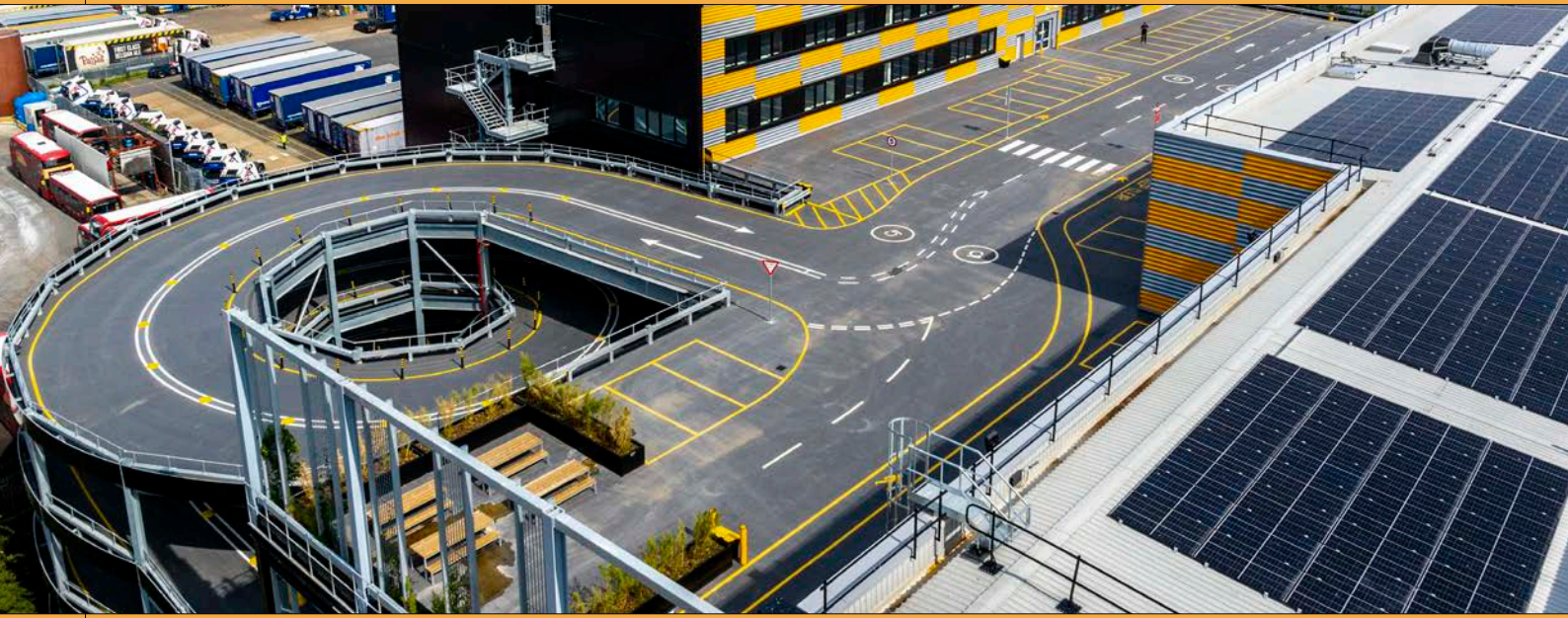
**Amenities**

- Goods lift
- Passenger Lifts
- Toilets
- Communal Kitchen









Contact us



[IndustriaBarking.co.uk](https://www.IndustriaBarking.co.uk)



[@industria\\_barking](https://www.instagram.com/industria_barking)



**JLL**

Jeffrey Prempeh  
+44 (0)7395 883 209  
[Jeffrey.Prempeh@jll.com](mailto:Jeffrey.Prempeh@jll.com)

Tessa English  
+44 (0)7710 059 767  
[Tessa.English@jll.com](mailto:Tessa.English@jll.com)

Maddie Johnson  
+44 (0)7752 466 960  
[madeleine.johnson@jll.com](mailto:madeleine.johnson@jll.com)



**Lambert Smith Hampton**

Richard Flood  
+44 (0)7754 674 580  
[RFlood@lsh.co.uk](mailto:RFlood@lsh.co.uk)

Tom Wood  
+44 (0)7761 757 976  
[TWood@lsh.co.uk](mailto:TWood@lsh.co.uk)

Charis Lovegrove  
+44 (0)7566 794 225  
[CLovegrove@lsh.co.uk](mailto:CLovegrove@lsh.co.uk)

A development brought to you by



and **MAYOR OF LONDON**

**Disclaimer:** JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Bewonder\* / Generated on 03/04/2023