Industria

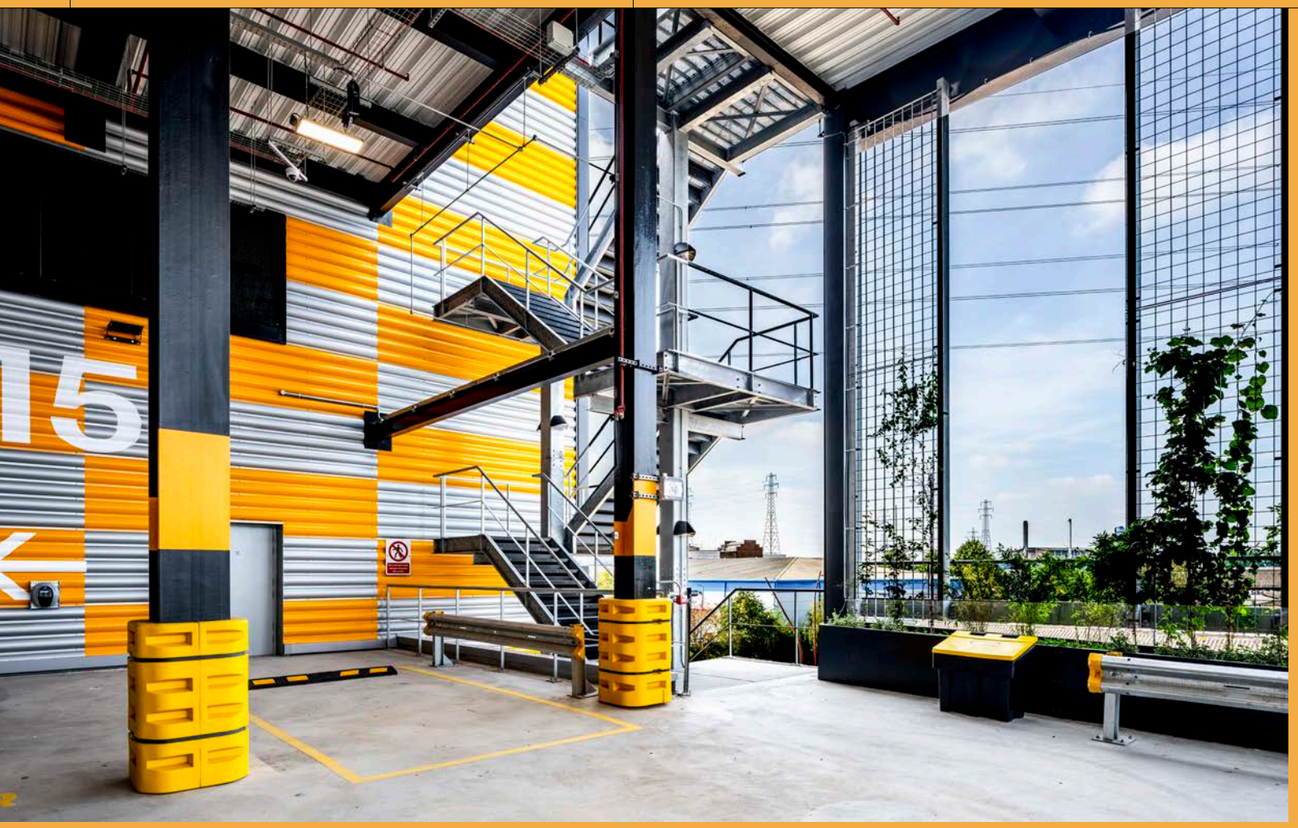
Units ranging from 480 to 14,358 sq ft, across a new iconic multi-storey industrial development totalling 102,840 sq ft

Units Available Now



IG11.

Industria will set the new standard for sustainable, 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.

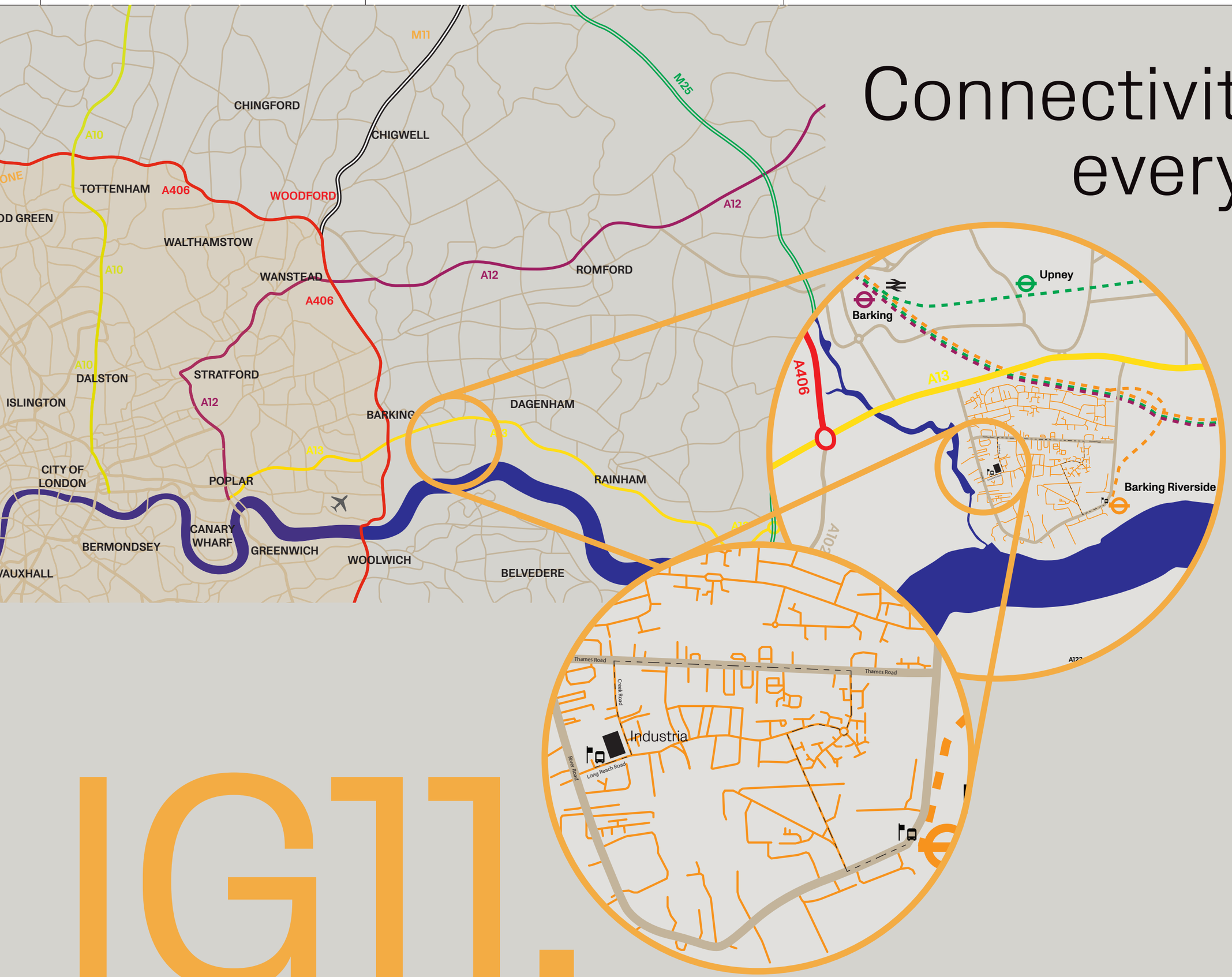
- Suitable for a diverse mix of local and national businesses including the creative, arts, media, advanced manufacturing, technology and food trades
- Suitable for E (industrial and research development processes), B2 and B8 use classes
- Vibrant amenity space, public café and co-working lounge allowing 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.

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

IG11.

Occupier Amenities



Unit fit out:

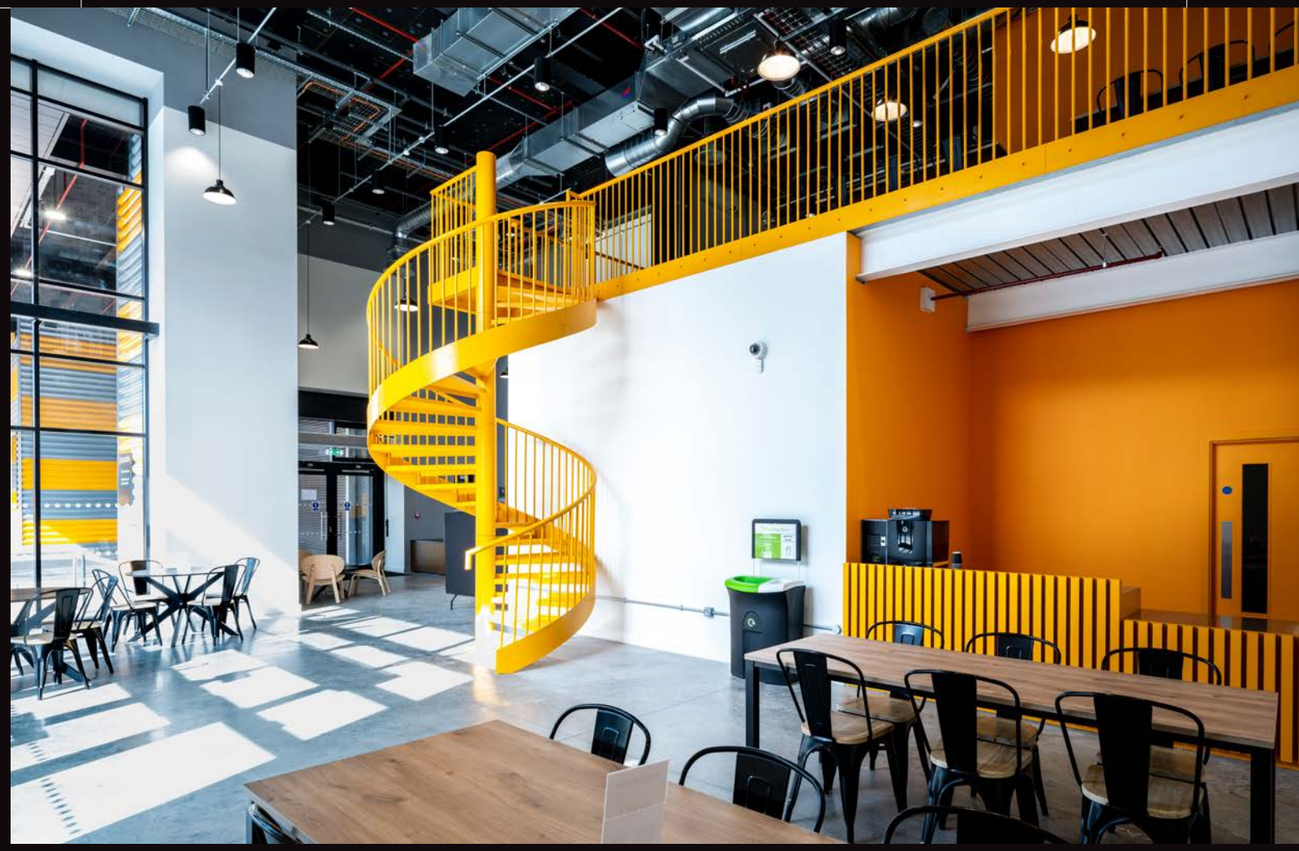
- Shell and core fit out
- Sprinkler and fire alarm system
- BT Masterpoint
- Power floated concrete floor
- Exposed soffit and services to ceilings

Creative Space units:

- Heating and cooling provided /AC system
- Mixed node 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

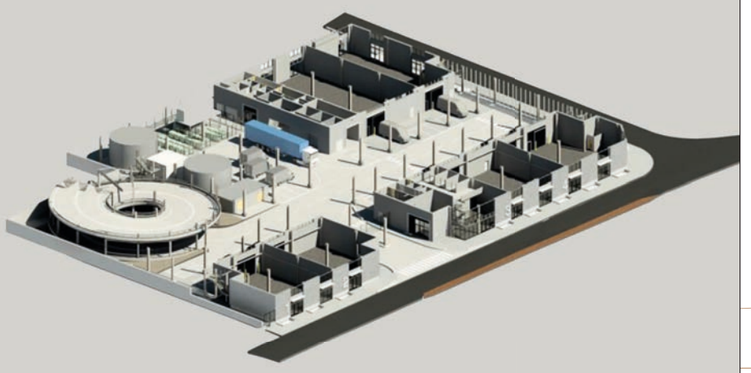
20kn/sq m floor loading

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

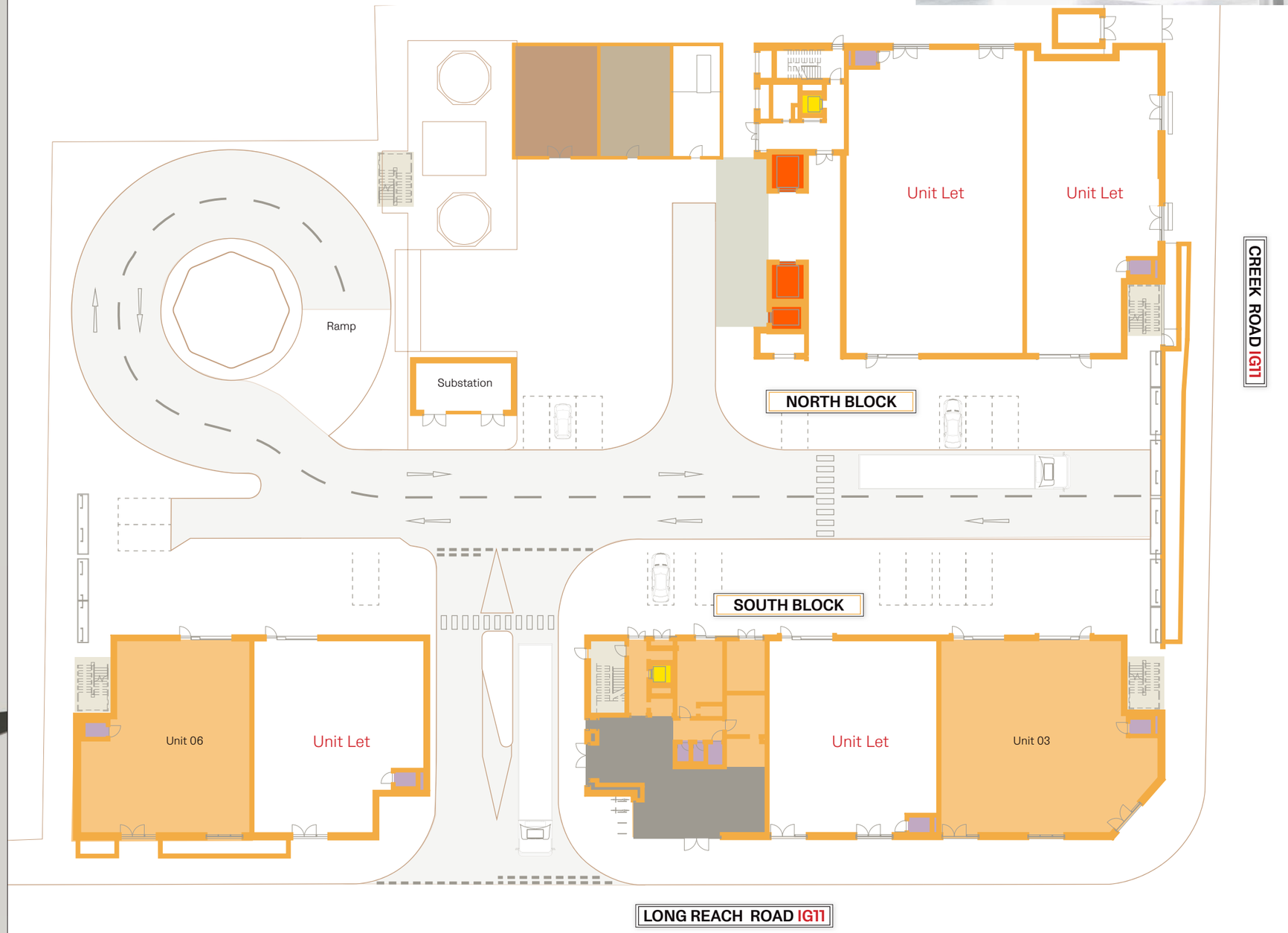


Industrial Warehouse Units		
North Block	**Sq Ft**	**Sq m**
Unit 01	Unit Let	
Unit 02	Unit Let	
South Block	**Sq Ft**	**Sq m**
Unit 03	3,457	321
Unit 04	Unit Let	
Unit 05	Unit Let	
Unit 06	2,751	256

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



Example warehouse unit



First level.

Industrial Warehouse Units

North Block

7.1m clear height

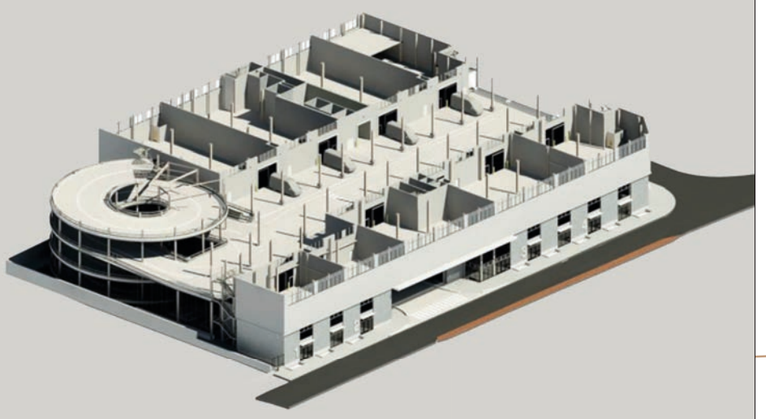
15kn/sq m floor loading

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

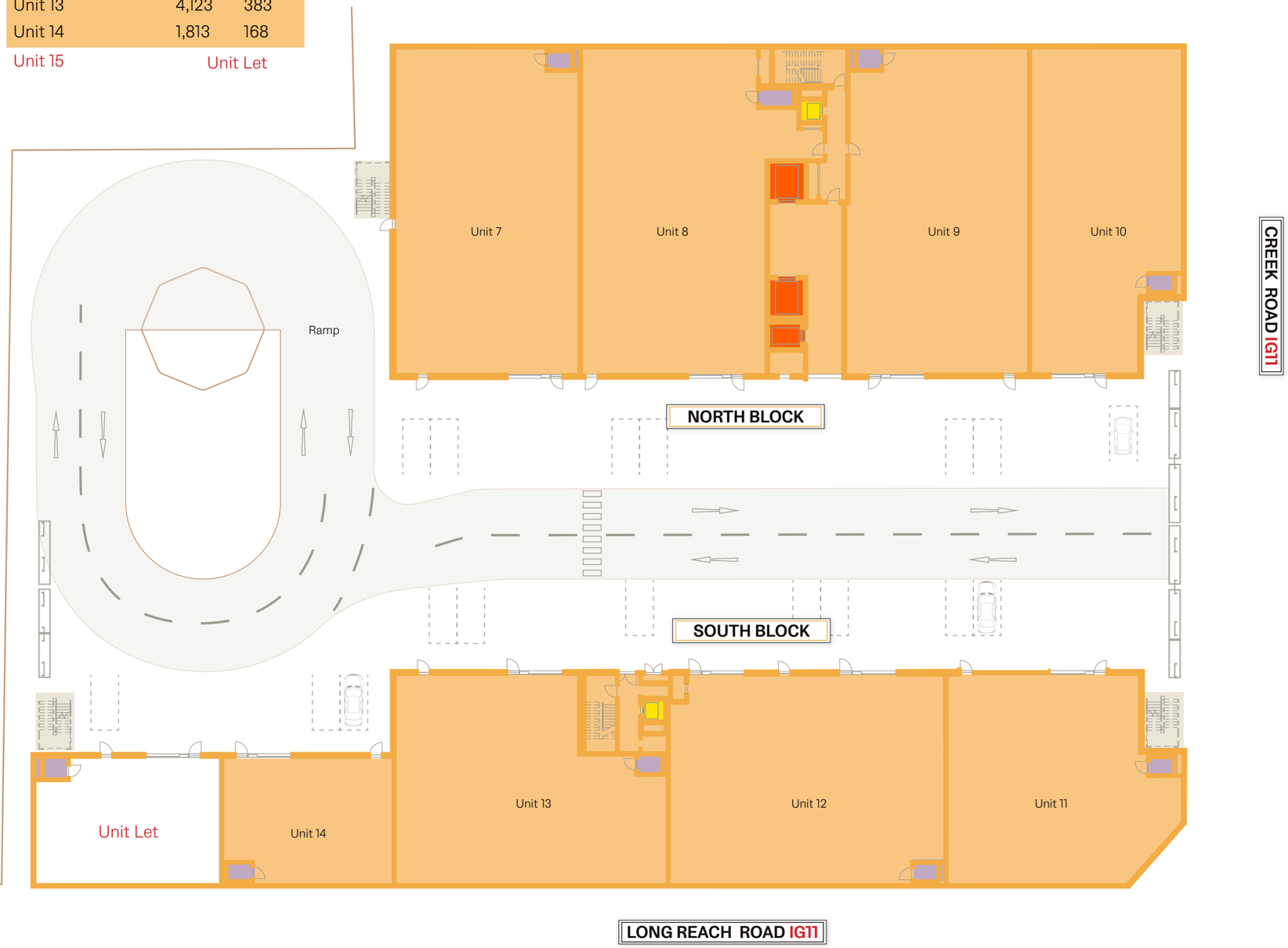


Industrial Warehouse Units		
North Block	**Sq Ft**	**Sq m**
Unit 07	4,997	464
Unit 08	5,217	485
Unit 09	4,841	450
Unit 10	3,811	354
South Block	**Sq Ft**	**Sq m**
Unit 11	3,646	339
Unit 12	4,776	444
Unit 13	4,123	383
Unit 14	1,813	168
Unit 15		Unit Let

Amenities			
Goods lift		Toilets	
Passenger Lifts			



Example warehouse unit



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

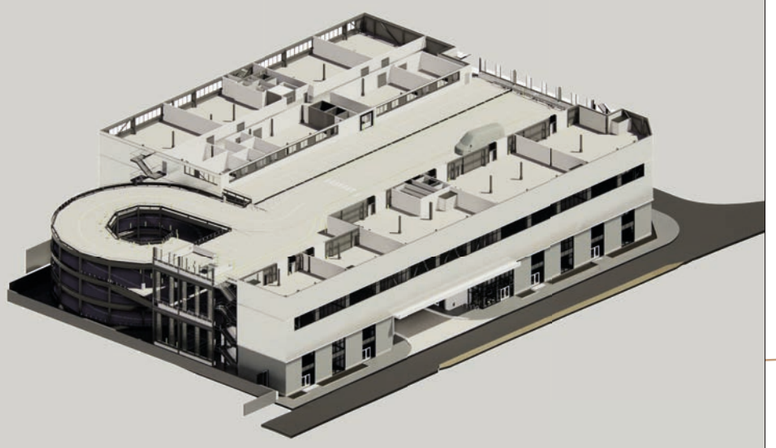
Industrial Warehouse Units

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	Unit Let	
Unit 18	2,523	234
Unit 19	2,144	199
Unit 20	Unit Let	
Unit 21	1,710	159
Unit 22	1,741	162
Unit 23	Unit Let	
Unit 24	Unit Let	
Unit 25	Unit Let	
Unit 26	Unit Let	

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	Unit Let	
Unit 31	1,932	179

Amenities

Goods lift		Toilets	
Passenger Lifts		Communal Kitchen	



3. Third level.

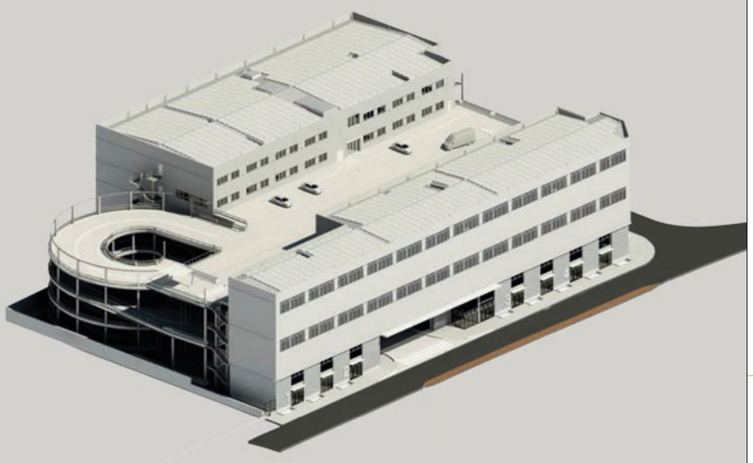
Creative Space Units

North Block

3.5-4.2m clear height

10kn/sq m floor loading

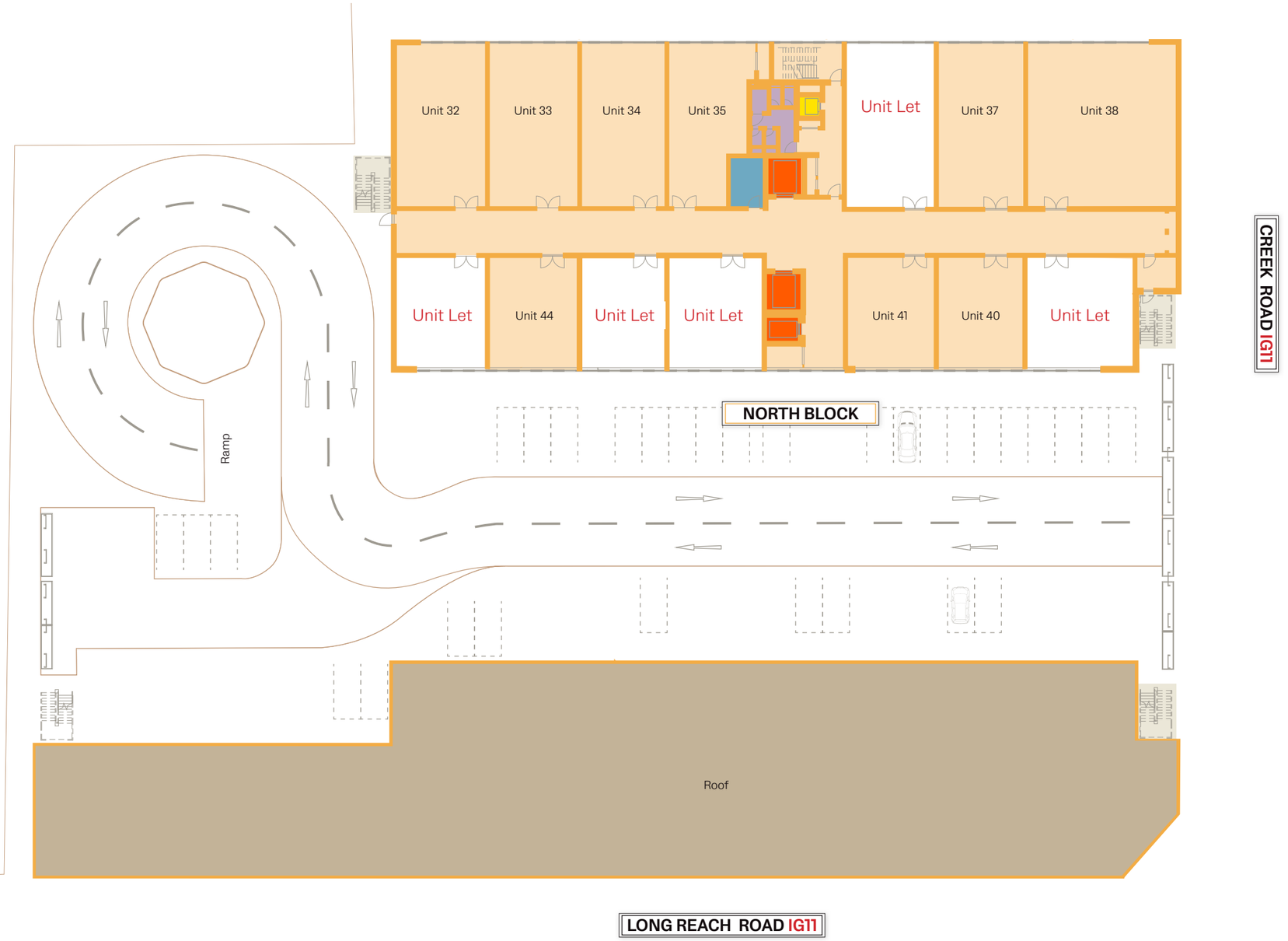
- Car parking
- Five unisex communal WCs
- Communal kitchen



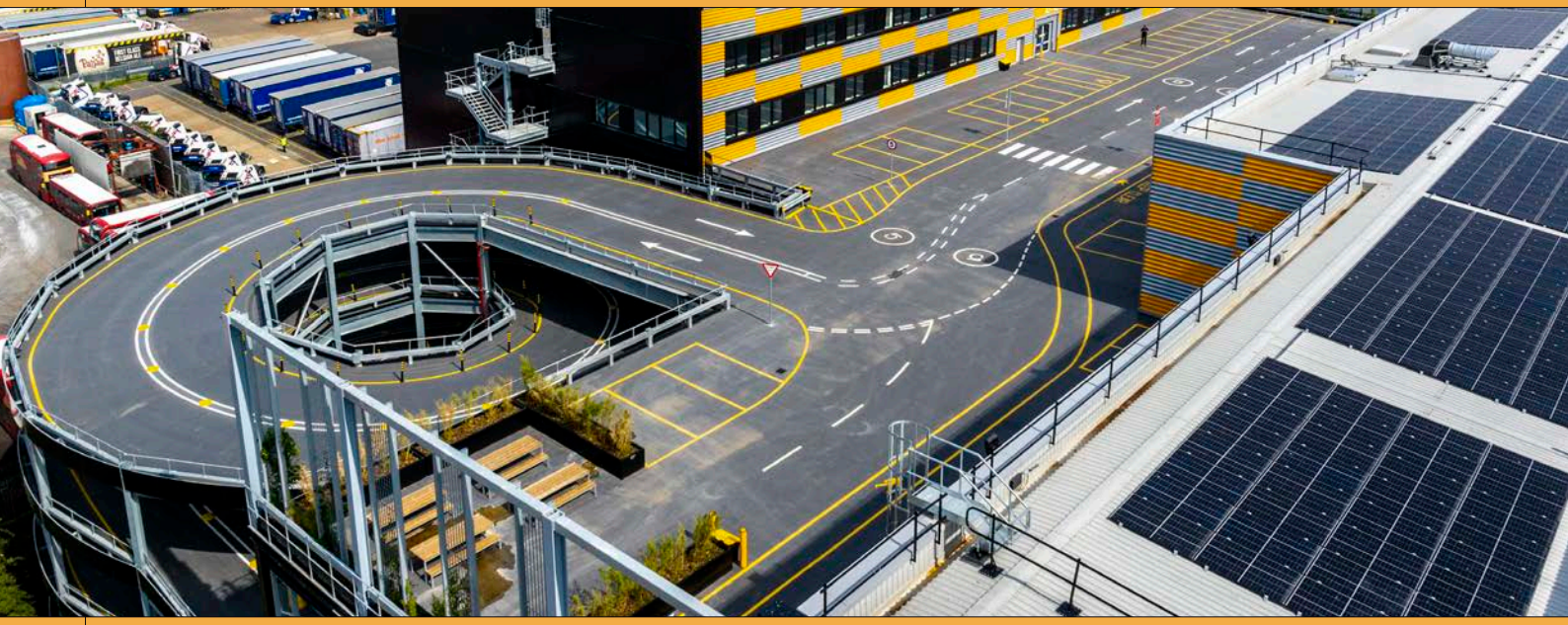
Creative Space Units		
North Block	**Sq Ft**	**Sq m**
Unit 32	1,288	120
Unit 33	1,254	116
Unit 34	1,202	112
Unit 35	1,032	96
Unit 36	Unit Let	
Unit 37	1,230	114
Unit 38	2,097	195

Creative Space Units		
North Block	**Sq Ft**	**Sq m**
Unit 39	Unit Let	
Unit 40	839	78
Unit 41	845	79
Unit 42	Unit Let	
Unit 43	Unit Let	
Unit 44	858	80
Unit 45	Unit Let	

Amenities			
Goods lift		Toilets	
Passenger Lifts		Communal Kitchen	




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