

To Let / May Sell

3 Gallions Close,
Thames Road, Barking,
IG11 0JD

1.834 acre plot with 16,145 sq ft across
5 Warehouse / Industrial units

- Rare Low Site Cover Opportunity
- Secure Site
- 5 buildings on site

Your partners in property



The Property

Description

This 1.834-acre plot offers secure open storage with 16,145 sq ft across 5 buildings.

The 5 units provide different offerings, building 1 is a two-storey fitted office block. Building 3 provides welfare facilities, including a kitchen and WCs.

Highlights

- **High Profile** – Located just off Thames Road, likely to suit a range of occupiers including a builder's merchant, Tool hire, last mile Logistics and distribution.
- **Hardstanding** – The majority of the site has been laid with Tarmac
- **Secure Site-** Fully secure site with Palisade fencing

Features



Level access
loading doors x5
(across all units)



Welfare
facilities



Secure self
contained
site



Substantial
yard for
HGV parking



Ancillary
Office
Block



Accommodation

Building	GIA Sq Ft	EPC Rating
1	4,917	D (96)
2	4,855	C (65)
3	1,688	C (66)
4	3,208	E (104)
5	1,477	C (64)
TOTAL	16,145	

Location

Gallions Close occupies a **prominent position within Barking's established industrial and logistics cluster**, an area benefitting from strong road, rail, and river links, making it a strategic base for last-mile delivery, trade counter operations, industrial services and urban logistics.

The **A13** is located immediately north, providing direct access west into Central London and east towards Junction 30/31 of the **M25**. The local infrastructure supports HGV movements, last mile logistics and distribution operations.

The concentration of industrial occupiers reinforces the area's profile as a high-demand, business-friendly industrial location, offering synergies for companies seeking proximity to national brands, fast growing SMEs and specialist urban logistics firms.

Transport Links



Becnotree Station --- Liverpool Street (35 mins) --- Westminster (38 mins) --- Stratford (30 mins)
District Line
(8 mins walk)



Bus Services
(6 mins walk)





Contact

Terms

The property is available by way of new FRI lease. The freehold may be available.

Price and lease terms are available on application for a new lease.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

Detailed on page 2.

Rateable Value

Interested parties are advised to make their own enquiries with the Borough of Croydon

Legal Costs

Each party to bear their own legal costs.

VAT

The property is elected for VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



www.knightfrank.co.uk / 020 7629 8171

Victoria Forster

020 3967 7153
+44 7974 366 137
victoria.forster@knightfrank.com

Valentina Pini

020 8176 9783
+44 7977 759 558
valentina.pini@knightfrank.com

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Particulars dated April 2026. Photographs dated January 2026.

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