

CLOSE PROXIMITY TO A13

TO CENTRAL LONDON

TO BARKING STATION

Prime **Last-Mile**
Logistics Warehouse

50,618 Sq Ft (4,703 Sq M)

To Let / For Sale

Helix **50**

ALFRED'S WAY, BARKING, IG11 9PG
/// VENT.NOISY.FROSTED

HELIX50BARKING.CO.UK

Driving your operations into the constant *rhythm of London*

Helix 50 is a centrally located,
detached and self-contained
distribution warehouse/industrial
unit, totalling 50,618 Sq Ft.

02 | 03



LONDON CITY AIRPORT

A406 NORTH CIRCULAR

A13

ALFREDS WAY

8

6

7

4

1

2

3

5

THE BIG
YELLOW
SELF
STORAGE

TOOLSTATION

HOWDENS

WOLSELEY

50

Ford

EDMUNDSON
ELECTRICAL

REXEL
ELECTRICAL SUPPLIES

CITY
PLUMBING

1

2

3

4

5

6

7

8

Built for your 24/7 performance

Anchored in a highly visible and established industrial location, the immediate area is already a popular hub for self-storage and trade counter operators.

The site benefits from excellent access to the A13, providing direct routes into East London, Central London and Essex.



6 DOCK LOADING DOORS



1 LEVEL ACCESS DOOR



2 STOREY OFFICES



400 KVA



COMFORT HEATING / COOLING



FLOOR LOADING 50 KN/M²



50M FULLY SECURE YARD



LG7 LIGHTING



CLASSES EG(II), EG(III), B2 AND B8



FIBRE OPTIC INTERNET READY



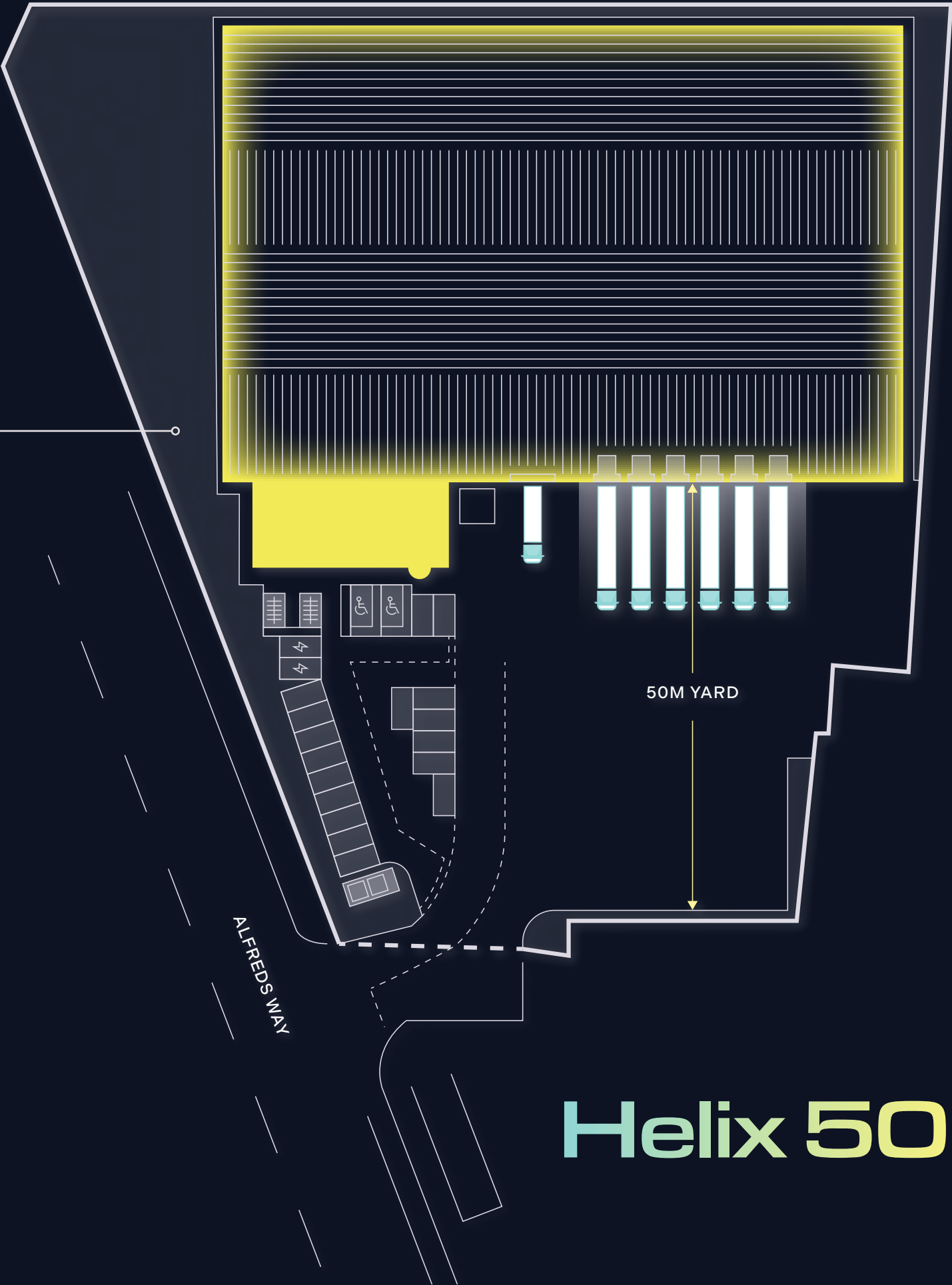
24/7 UNRESTRICTED USE



10M EAVES HEIGHT

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	47,552	4,418
Offices	3,066	285
Total GEA	50,618	4,703



Helix 50



Day-to-night connectivity on your doorstep

Positioned at the heart of East London's industrial engine, Barking places your business directly into the capital's talent pipeline.

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YOUR DIRECT RAIL CONNECTIONS

Barking	0.6 Miles
Stratford	3.0 Miles
Liverpool Street	15.5 Miles
Ebbsfleet	21.0 Miles

WITHIN DRIVING DISTANCE

A13	0.1 Miles
A406	0.7 Miles
M25 J30	10.9 Miles
Central London	5.4 Miles

CONNECTING YOU WORLDWIDE

London City Airport	4.7 Miles
DP World Port	19 Miles
Stansted Airport	29.4 Miles
Dover Port	76 Miles



Propelled by London's *most active* workforce.

Positioned at the heart of East London's industrial engine, Barking places your business directly into the capital's talent pipeline.



Source: Nomis

3,038,870

People living within a 15-mile radius

10.3%

Of the population employed in the transport and storage sector (Double the UK average).

4,500+

People are employed in the manufacturing sector.

3,417

Economically active people live in Barking.

7,800

People locally actively looking for work.

Best-in-class ESG credentials.

EV Charging Points & Car Sharing Space



Operational Solar Panel **Cost Savings**

Maximum PV Coverage

Producing 259.12 kW per annum*



Cost Savings

£1.46 per sq ft per annum*



CO2 Savings

58 tonnes saving per annum*

*Estimated figures - more information available on request



EPC A RATING



BREEAM EXCELLENT



NET ZERO CARBON



FITTED PV PANELS



AIR SOURCE HEAT PUMP



ON-SITE CYCLE PARKING

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