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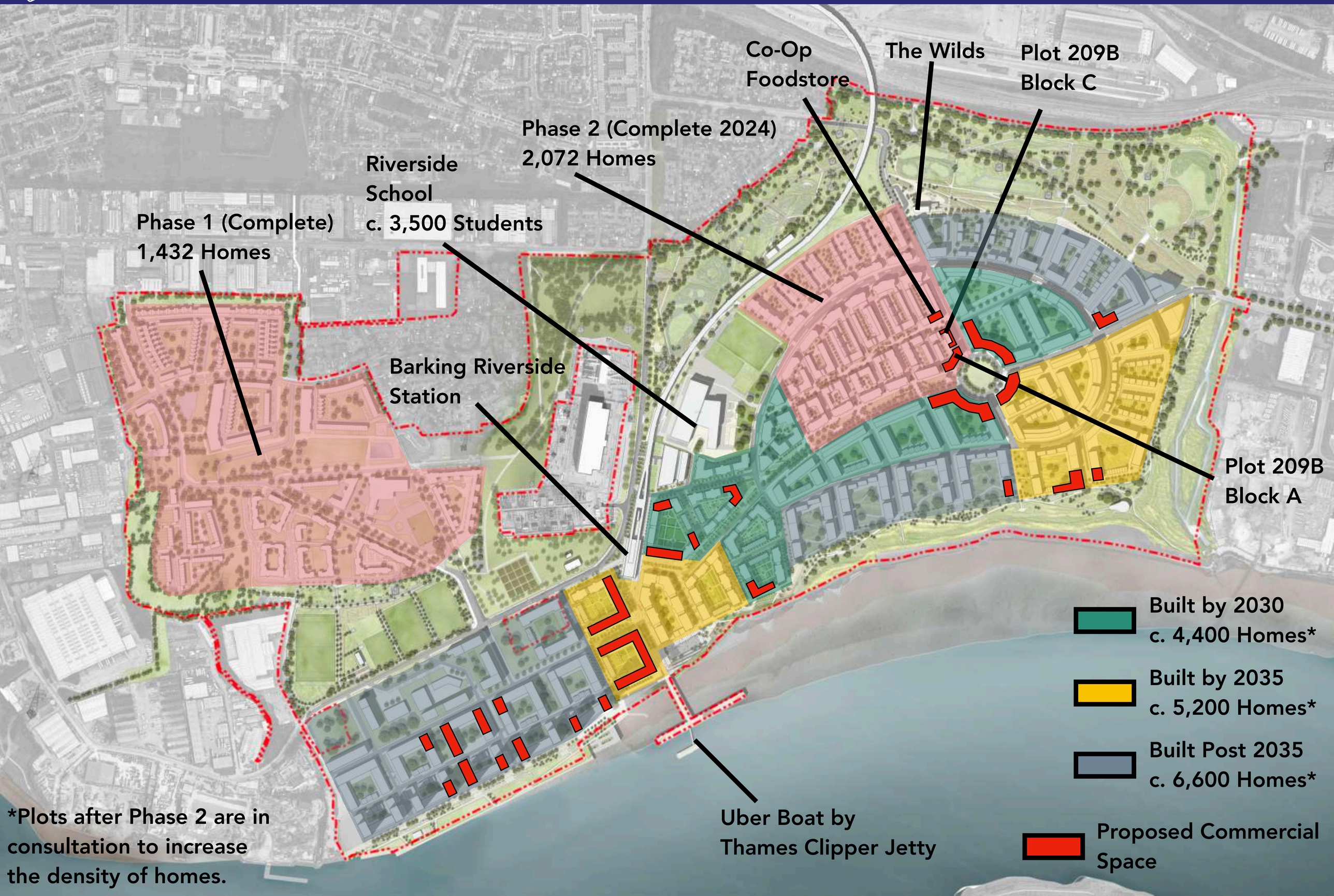
# BARKING RIVERSIDE

## IG11

Phase 2,
Plot 209B

BARKING RIVERSIDE

# BARKING RIVERSIDE, PHASE 2, PLOT 209B



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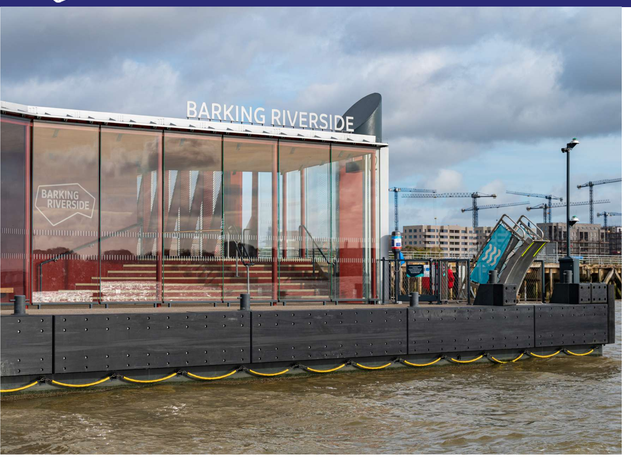
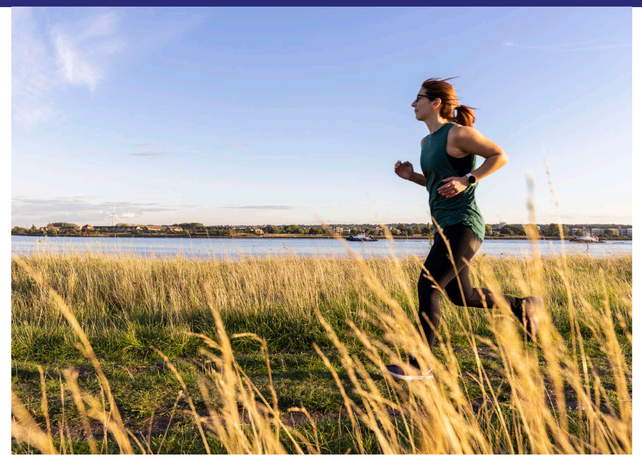




## Overview

Barking Riverside is an exciting new development by L&Q and the GLA that is one of the largest regeneration projects in London and has planning consent for 10,800 new homes and 65,600 sq m of commercial space on a 3,000 hectare site when complete. The site is the largest site in London with full planning permission and is in consultation to significantly increase the total number of new homes.

The scheme sits on the site of the old Barking Power Station on the banks of the Thames and benefits from an unparalleled river frontage along with excellent transport links. When fully occupied we expect the site to have a population of over 50,000 people which is comparable to the city of Durham.

Riverside School is situated between the western end of Phase 2 and Barking Riverside Station, it is rated Outstanding by Ofsted and contains a nursery, pre-school, primary school, secondary school and SEN school with 3 forms per year.

Plot 209B is the final element of Phase 2 to be delivered with completion expected to occur in Q2 2024. By the handover there will be over 3,500 homes on site.

## Transport

Barking Riverside Station (Overground/Suffragette) sits in the heart of the site with trains every 15 minutes to Gospel Oak via Barking and Blackhorse Road.

Uber Boat by Thames Clipper services run from Barking Riverside Jetty which is moments to the south of Barking Riverside Station. The boat services currently run mornings and evenings during the week and all day during weekends but it is expected to upgrade to a full service during 2024. The boat provides access to Woolwich (Royal Arsenal), The O2 Arena, Greenwich, Canary Wharf and The City of London.

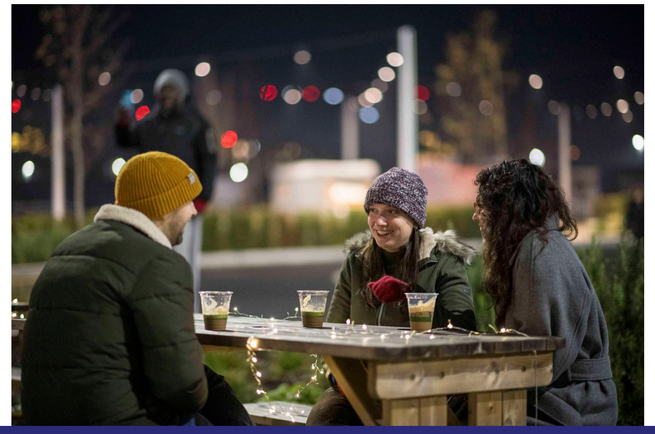
### Travel Times

**Barking Riverside Station**

Barking - 5 minutes
Wanstead Park - 12 minutes
Blackhorse Road - 22 minutes
Crouch Hill - 32 minutes
Gospel Oak - 41 Minutes

**Barking Riverside Jetty**

Woolwich (Royal Arsenal) - 9 minutes
North Greenwich (The O2) - 20 minutes
Greenwich - 28 minutes
Canary Wharf - 40 minutes
Tower Bridge - 50 minutes



# BARKING RIVERSIDE, PHASE 2, PLOT 209B

## Scheme Summary

**Phase 1 - Complete**
Phase 1 is situated on the western end of the site and contains 1,432 homes which are fully occupied. It is also home to the Rivergate Centre, George Carey Church of England Primary School and 6 commercial units inluding a Co-Op Southern, a pharmacy and some other amenity retail uses.

**Phase 2 - Completing Q2 2024**
Phase 2 makes up the majority of the northern part of the centre of the site and will have 2,072 homes when complete with 6 commercial units fronting onto Huggett Road at the eastern edge of the phase. One of the units will be occupied by a Co-Op Foodstore and the others will be a mixture of F&B, amenity retail and fitness uses.

**Plots Completing 2030**
The first part of the district centre will be situated immediately to the east of Barking Riverside Station, with residential focused plots on the south side of the main boulevard and the north east of the central circus, the former is the first part of the "commercial centre" of the scheme. These will provide a further c. 4,400 homes as well as another foodstore and some larger retail units to accommodate a more traditional town centre style commercial offering.

**Plots Completing 2035 and Beyond**
The current plan is for the later phases is to build out the south east corner then the rest of the district centre and finishing with the site of the former Dagenham Sunday Market in the south west corner of the scheme. These phases will provide a significant number of more homes along with more commercial including another school, workspace and more large scale town centre uses to the south of the station.

**Meanwhile uses and events**
Barking Riverside are currently in discussions with a number of events and meanwhile uses to increase the activity and diversity the offering on the site ahead of more permanent buildings becoming available e.g. meanwhile healthcare, bars and event spaces. The site has already been approved by Parkrun to host runs around the perimeter of the site with the first of these occurring summer 2024.

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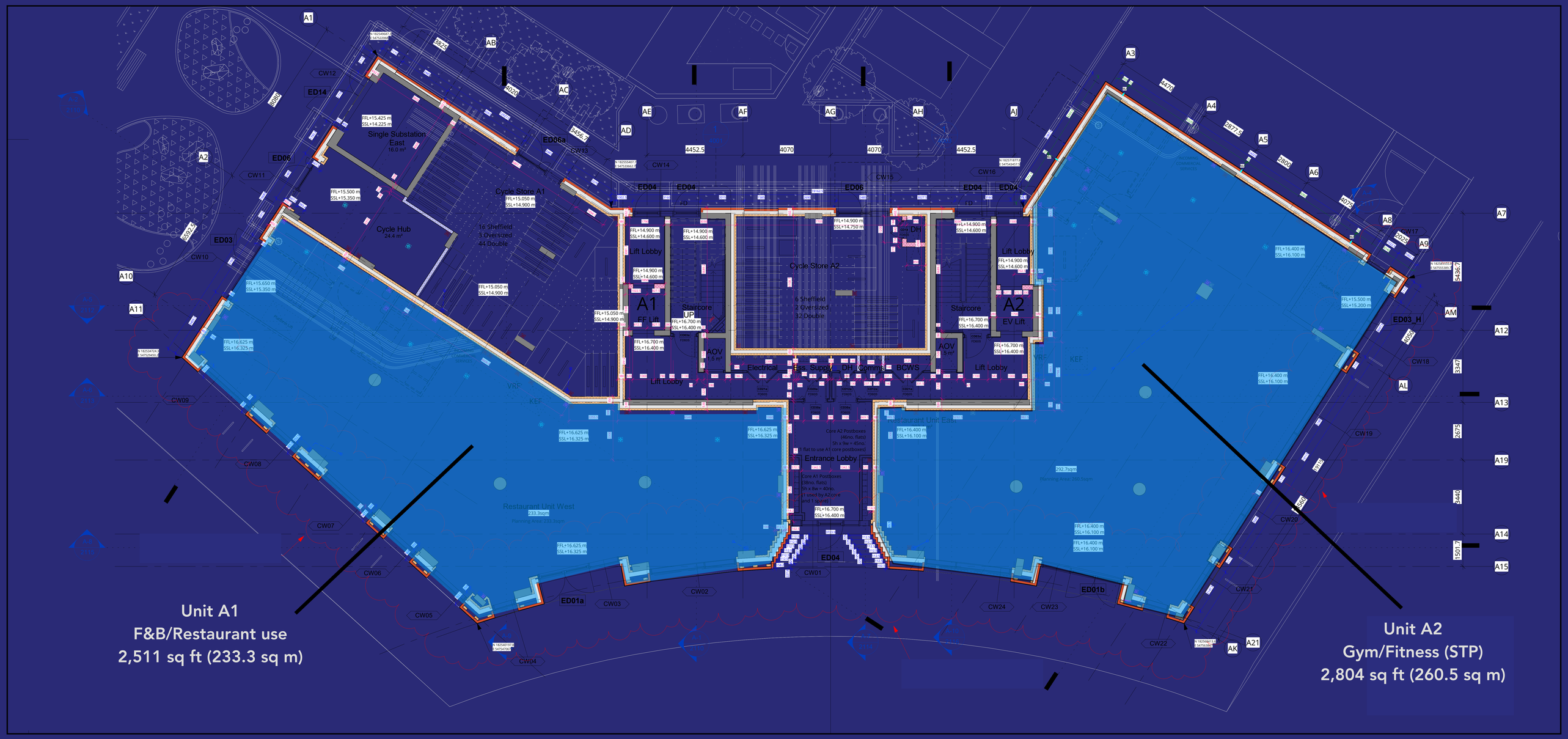
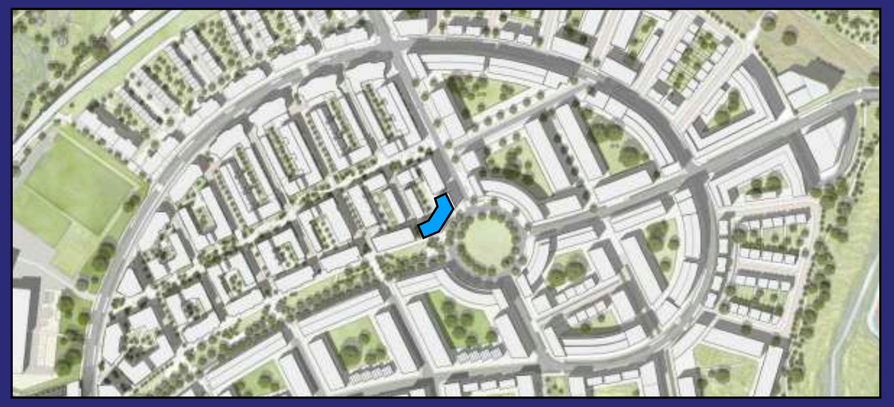
## Block A



### Specification

Both units will be handed over in shell and core condition with shopfronts installed and capped off services. Unit A1 also has an extraction duct for the tenant's kitchen extract.

Power: 3 phase
Water: TBC
Drainage: TBC
Floor Loading: TBC
Use Classes: Classes A1 & A3



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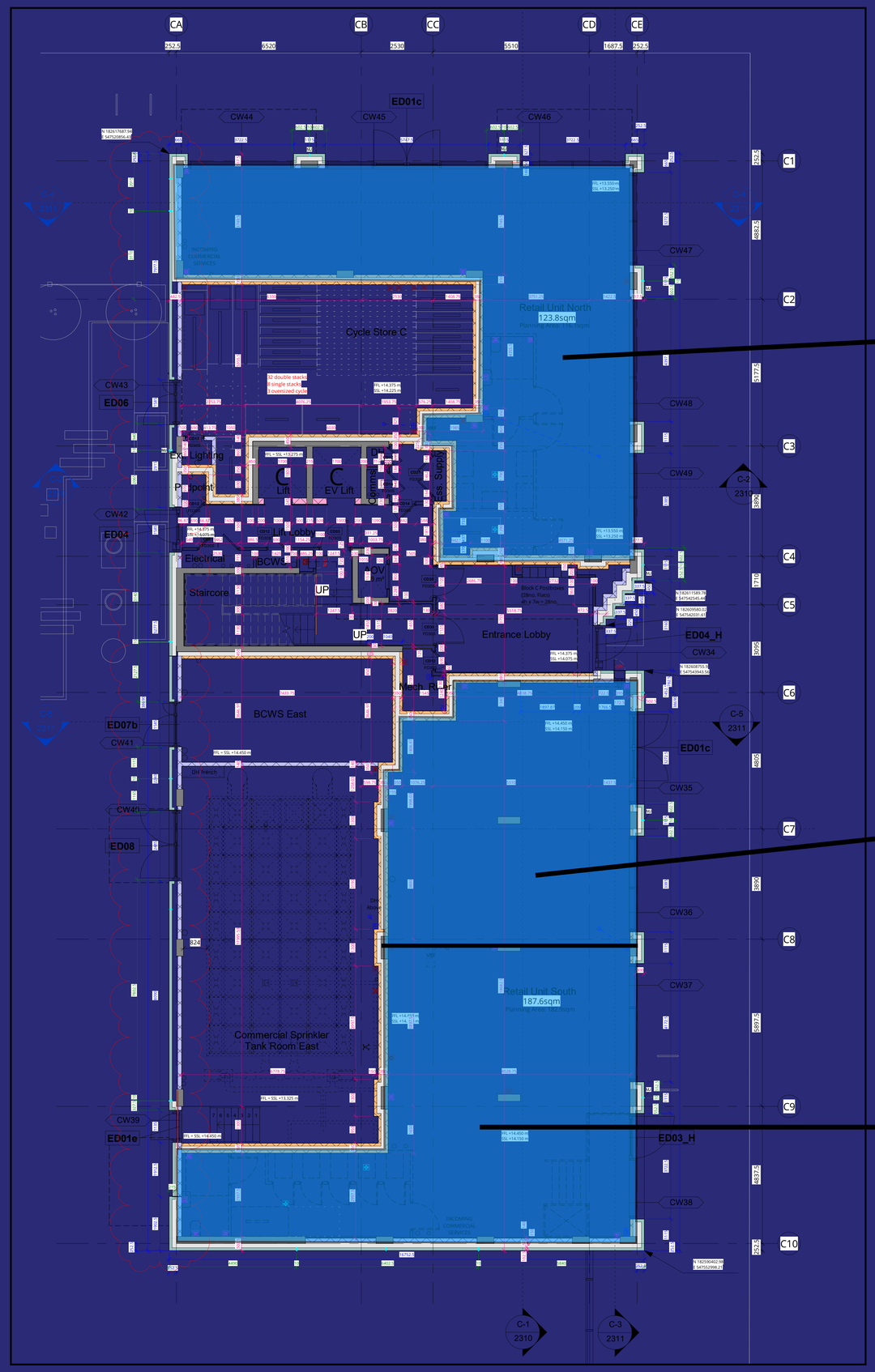
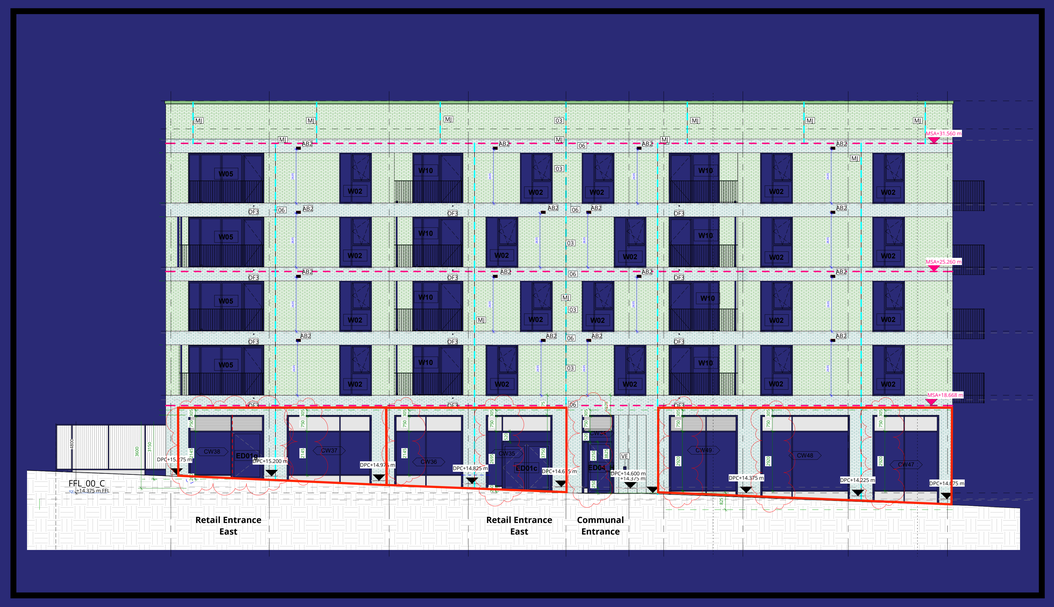
## Block C




Unit C1
F&B/Cafe use
1,332 sq ft (123.8 sq m)

Unit C2
Retail use
802 sq ft (74.5 sq m)

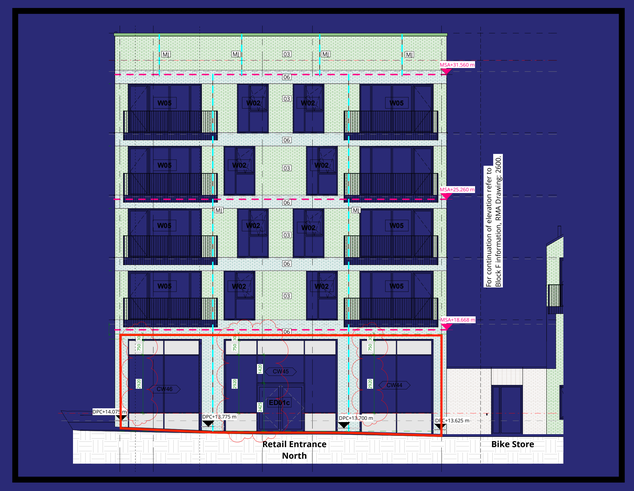
Unit C3
Retail use
1,190 sq ft (110.6 sq m)

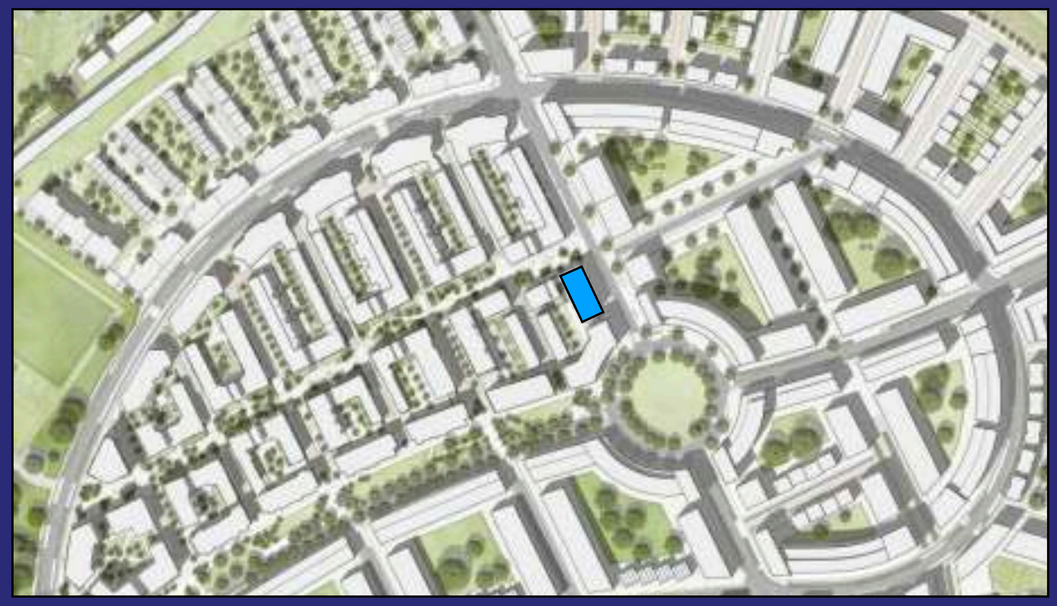



## Specification

All units will be handed over in shell and core condition with shopfronts installed and capped off services.

Power: 3 phase
Water: TBC
Drainage: TBC
Floor Loading: TBC
Use Classes: Classes A1 & A3



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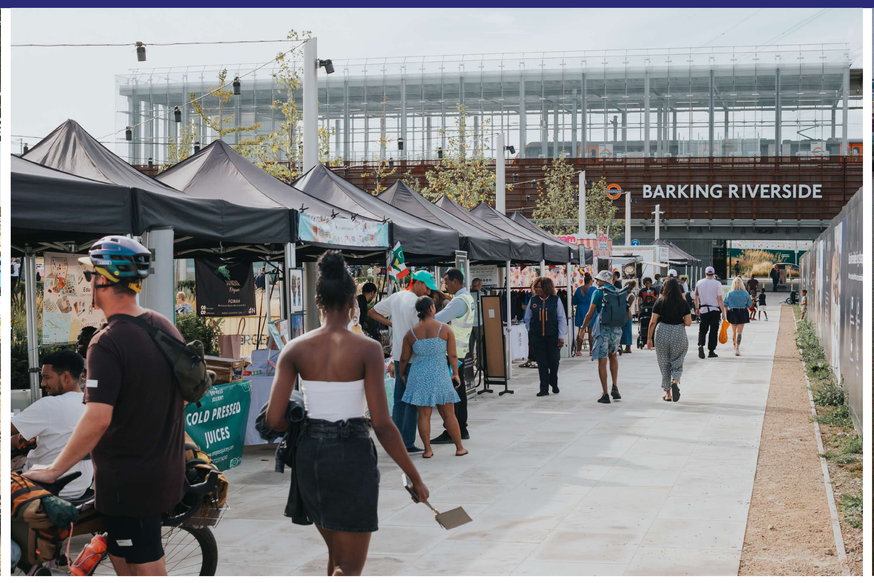
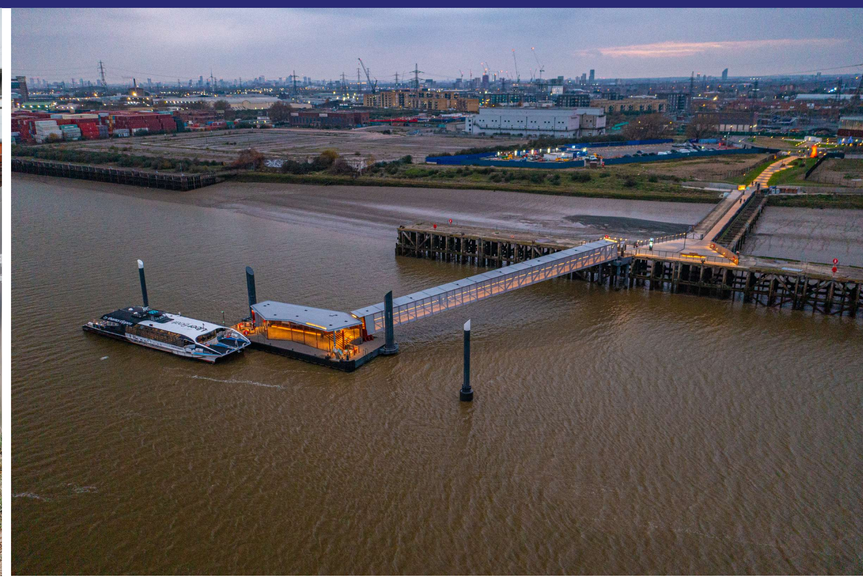


**Lease:** New leases are being offered direct from the landlord on a term to be agreed.

**Rent:** On application

**Service Charge:** TBC

**Business Rates:** The units are under construction and have not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Barking & Dagenham.

**EPC:** Available upon request

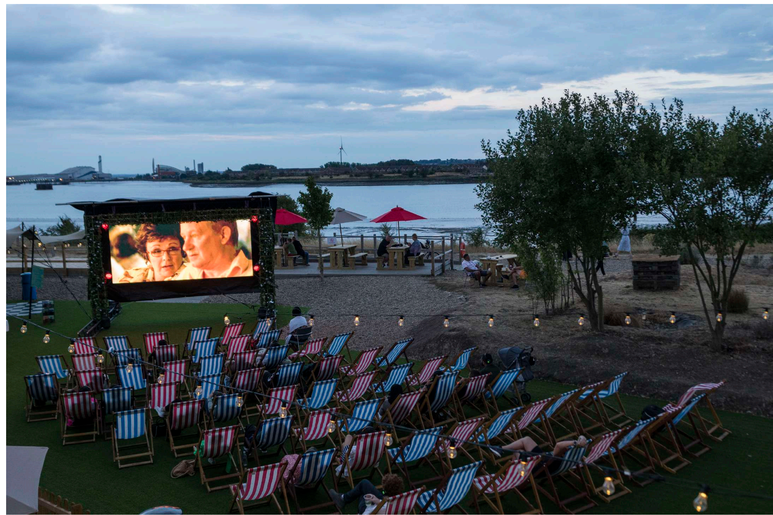
**VAT:** VAT will be applicable on all rents, service charge rents and insurance rents.

**Viewing:** By appointment with sole agents Niek Co.

**Contact:**

**Max Taylor-Smith**

**max@niekco.com**

**0776 525 1016**

"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."