



**NIEK
CO**

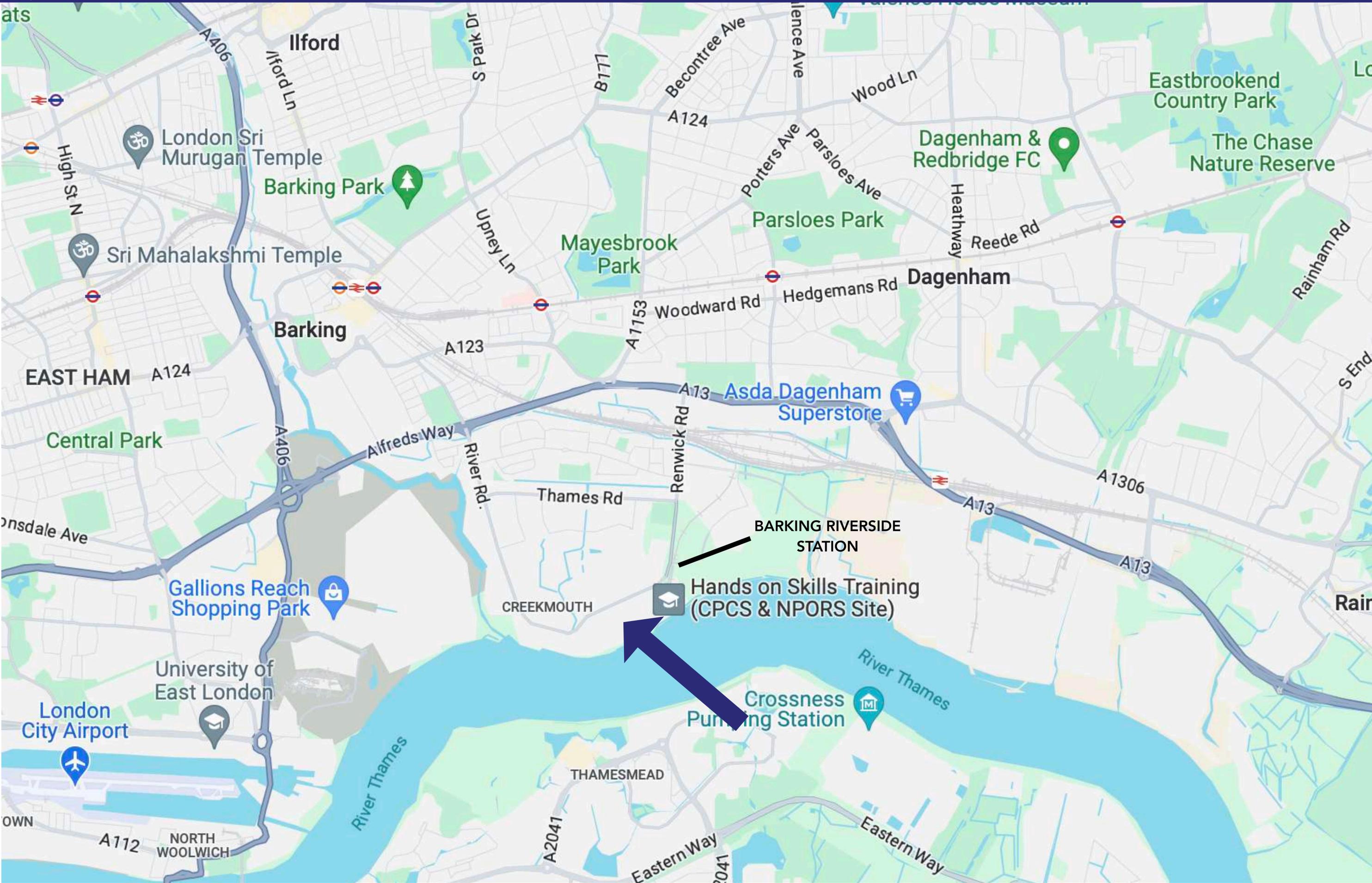
**FORMER
DAGENHAM
SUNDAY MARKET
SITE**

IG11

**MEANWHILE
OPEN STORAGE
TO LET**



Up to c. 18.5 Acres Available





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.

The Former Dagenham Sunday Market Site is a large plot in the south western corner of the scheme and is one of the final plots scheduled for redevelopment.

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

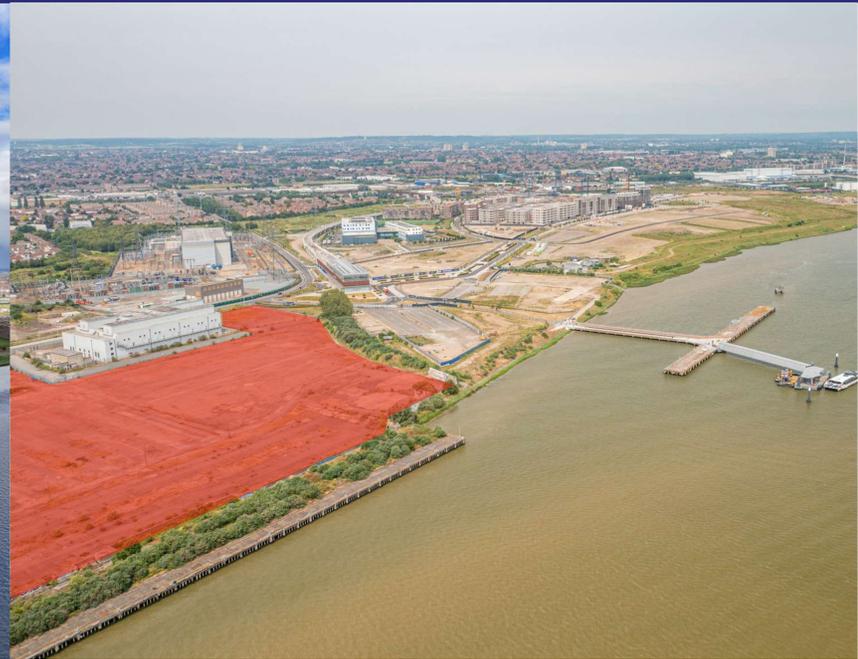
- Barking - 5 minutes
- Wanstead Park - 12 minutes
- Blackhorse Road - 22 minutes
- Crouch Hill - 32 minutes
- Gospel Oak - 41 Minutes



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





Description

The Former Dagenham Sunday Market site is a large area of hard standing at the western end of Barking Riverside and is situated between River Road and the River Thames with direct access off River Road. The A13 is situated roughly one mile to the north of the site and can be accessed directly from River Road.

The majority of the site has been allocated for alternative uses, however we have up to c. 18.5 acres available to lease.

There is scope to provide the plot with the following services:

- A capped off water supply.
- A capped off 400a Electric supply.
- Drainage.

Planning: Interested parties are advised to make their own enquires with the local authority.

Lease: New leases are being offered direct from the landlord for a term of up to 10 years

Rent: On application

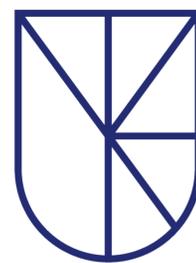
Service Charge: TBC

Business Rates: 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.



NIEKco

Contact:

Max Taylor-Smith

max@niekco.com

0776 525 1016

