

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

Helix⁵⁰

ALFREDS WAY, BARKING, IG11 9PG

HELIX50.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.

01 | 02



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

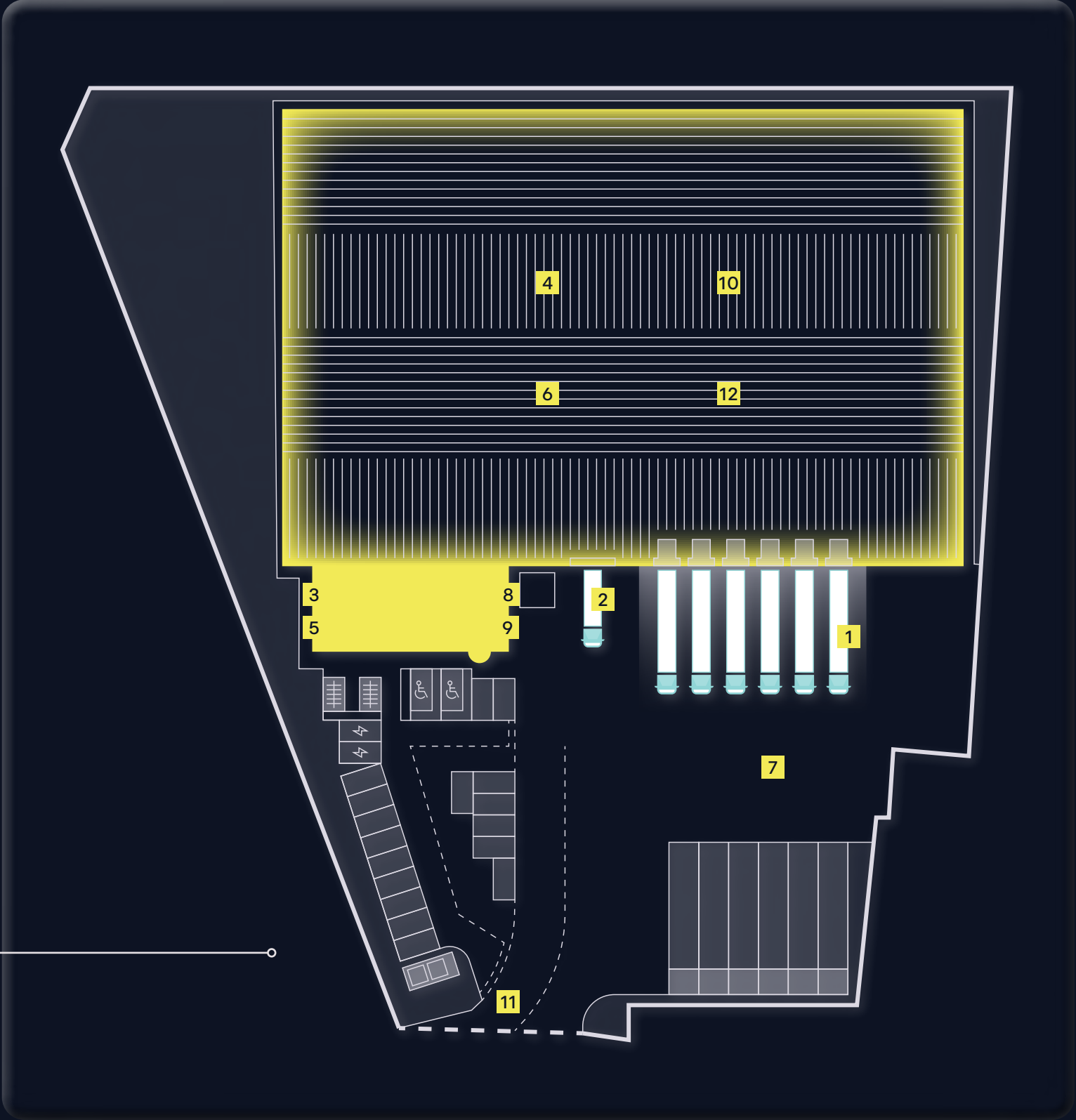
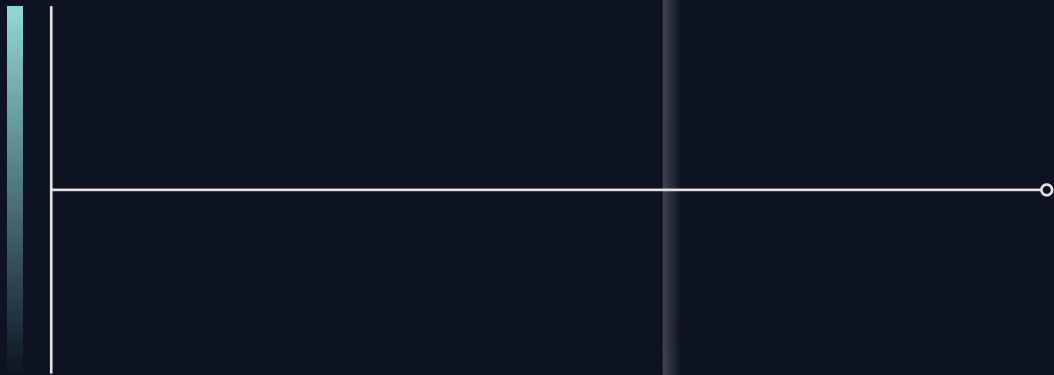
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8

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.



ACCOMMODATION

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

- 1

6 DOCK LOADING DOORS
- 2

1 LEVEL ACCESS DOOR
- 3

2 STOREY OFFICES
- 4

400 KVA

5

COMFORT HEATING / COOLING

6

FLOOR LOADING 50 KN/M²

7

50M FULLY SECURE YARD

8

LG7 LIGHTING

9

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

10

FIBRE OPTIC INTERNET READY

11

24/7 UNRESTRICTED USE

12

10M EAVES HEIGHT



Helix 50 has been designed with a *sustainable future* in mind, featuring *best-in-class ESG credentials* to cater for modern-day operations.

Through state-of-the-art design features, operational costs are minimised.



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



ON-SITE CYCLE PARKING



FITTED PV PANELS



AIR SOURCE HEAT PUMP



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.

ALFREDS WAY, BARKING, IG11 9PG /// VENT.NOISY.FROSTED



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.

NEWMARK

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