BRANCH ASSOCIATES
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TO LET



WAREHOUSE APPROX. 1,714 - 4,924 SQ FT (159 - 458 SQ M)

Rent: £21,500 - £42,000 Per Annum

Units 4 & 4b
Katella Trading Estate
River Road
Barking
Greater London
IG11 0DG

- 24 hour access
- Fenced & gated car park
- Close to A13 and Dagenham Docks
- Available separately or combined
- Parking with each unit

UNITS 4 & 4B, KATELLA TRADING ESTATE, RIVER ROAD, BARKING, GREATER LONDON, IG11 0DG

Location
Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx. 1.6 miles away and Dagenham Dock (C2C) only 3.2 miles distant. The A406 providing connection with the National Road Network is approx. 2.2 miles from the property.

The Property
Two units are available. Units 4 and 4b can be combined with maximum heights between approx. 4.5m and 5.4m. Unit 4 has a roller shutter door. Unit 4b has a pedestrian access but this can be replaced for a loading door by the landlord. . On site there are 5 available parking spaces for units 4 and 4b. There are shared ladies/gents toilets.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 4	3,210	298.21
Unit 4b	1,714	159.23

Terms
To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures
Unit 4 - £42,000pax
Unit 4b - £21,500pax

Available seperatly on combined.

VAT
VAT is payable in addition.

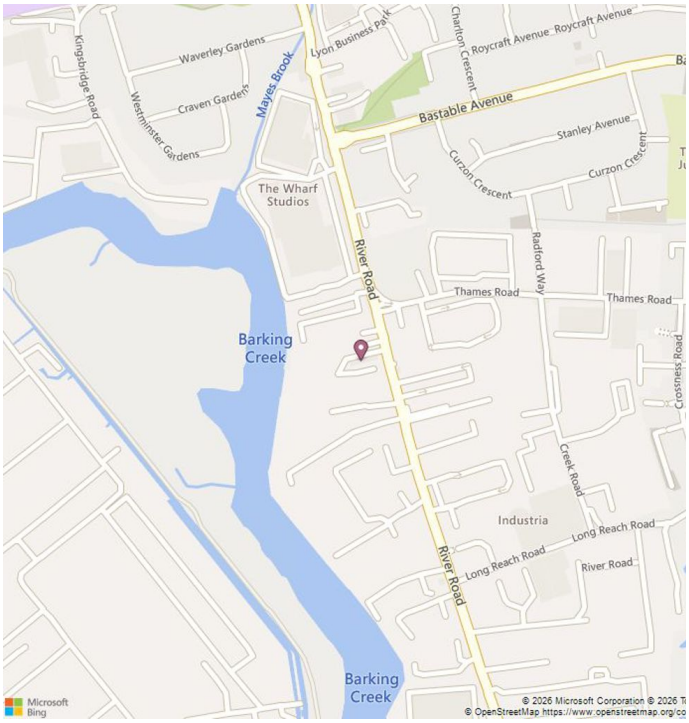
Legal Costs
Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)
Unit 4 - C64, Expiring July 2036
Unit 4b - B48, Expiring July 2036

Business Rates
The Rateable Values for each unit are as follows:
Unit 4 - £29,000
Unit 4b - £16,500
However, interested parties are advised to satisfy themselves fully in this respect.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk





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