BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

TO LET

# MID-TERRACE BUSINESS UNIT APPROX. 4,102 SQ FT (381 SQ M) TO LET *6 MONTHS HALF RENT*

## Rent: £49,500 Per Annum

Unit 2B
30 Thames Road
Barking
Greater London
IG11 0HZ

- High spec offices to first floor
- Ground floor stores and offices
- Kitchenette & toilet to both floors
- 5 car spaces to front
- Recessed lighting
- Carpeted offices

# UNIT 2B, 30 THAMES ROAD, BARKING, GREATER LONDON, IG11 0HZ

## Location
Forming part of an established Industrial Estate adjacent the South side of the A13. Upney Underground (District Line) is approx. 2 miles away and Dagenham Dock (C2C) only 3 miles distant. The A406 providing connection with the National Road Network is approx. 2 miles from the property.

## The Property
A mid-terrace industrial unit comprising ground floor stores and offices with additional high-spec offices at first floor, accessed via an internal staircase. The eaves height to the ground floor stores is approximately 2.1m. The offices are carpeted and have recessed lighting, air conditioning and perimeter trunking (first floor). Access is via a roller shutter and pedestrian door to the front. There are toilets and a kitchenette to both ground and first floor. Externally, there are approximately 5 car parking spaces immediately to the front.

## Accommodation
The approximate gross internal floor areas are:

| | Sq Ft | Sq M |
|---|---|---|
| Ground floor (inc office) | 2,716 | 252.32 |
| First floor offices | 1,165 | 108.23 |
| Mezzanine | 221 | 20.53 |
| **TOTAL** | **4,102** | **381.08** |

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

## Figures
Available To Let with vacant possession at £49,500 per annum exclusive + VAT

**6 MONTHS AT HALF RENT AVAILABLE** - *Subject to satisfactory accounts and minimum lease term.

All other outgoings payable in addition.

## Costs
All other outgoings payable in addition such as utilities, Business Rates, building insurance. We are advised a service charge is not currently payable.

## VAT
Awaiting confirmation.

## Legal Costs
Each party to be responsible for the payment of its own legal costs.

## Energy Performance Certificate (EPC)
The EPC rating is B27.

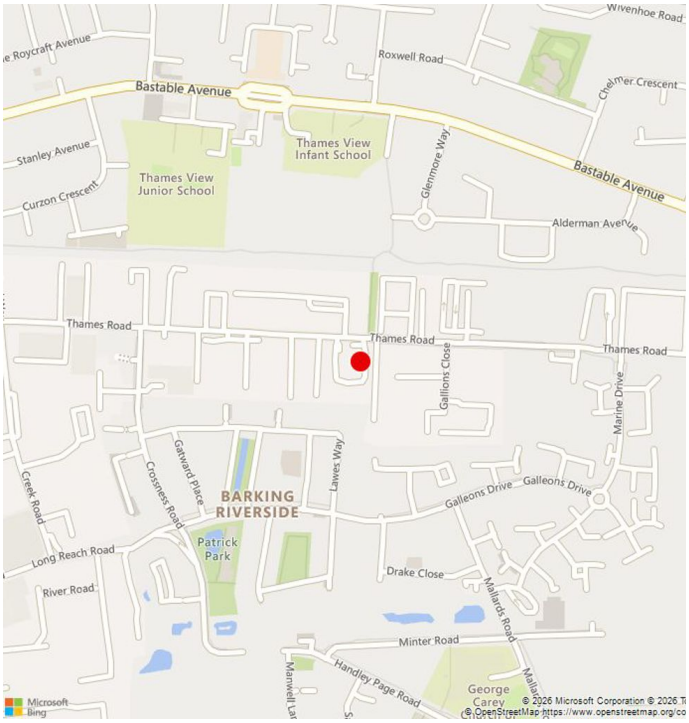
## References/Accounts
A rent deposit will be payable, subject to satisfactory accounts/references.

## Planning
No warranty is given in respect of the current planning use. Interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

## Business Rates
To be confirmed.

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

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




Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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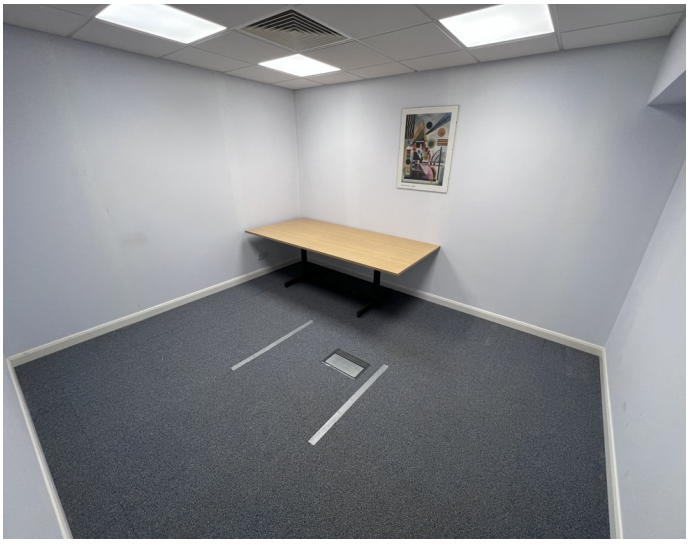

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