



## **Unit C2 & C3 Eastern Approach**

25 Alfreds Way, Barking, IG11 0AG

### **To Let - Fully refurbished Modern Industrial Warehouse Units**

**16,920 to 16,971 sq ft**  
(1,571.92 to 1,576.66 sq m)

- Fully refurbished
- Unit C2 & C3 may be combined and taken together with a secure fenced yard
- 8m clear internal height
- 2 x full height loading doors
- Fully fitted first floor ancillary offices
- Fenced and gated secure estate
- 19 car parking spaces

Summary

Available Size	16,920 to 16,971 sq ft
Rent	£19.50 per sq ft
Business Rates	Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	A service charge is levied for the upkeep, maintenance or the estate. Further details are available upon request.
EPC Rating	Upon enquiry

Description

TO LET - MODERN INDUSTRIAL WAREHOUSE UNITS. Each unit comprises modern steel portal frame construction under pitched roofs. The units have been fully refurbished to a high standard and also have the benefit of fitted offices at first floor. All of the units benefit from full height loading doors, 9.5m eaves height, level loading doors, dedicated parking spaces and good loading aprons.

Location

Eastern Approach is a prominent and well-established estate within one of the principal commercial areas of Barking being situated on the A13, just to the west of the Lodge Avenue roundabout. The A13 serves into central London and also provides swift access the A406 (North Circular Road) to the west and the M25 (junction 30/31) to the east.

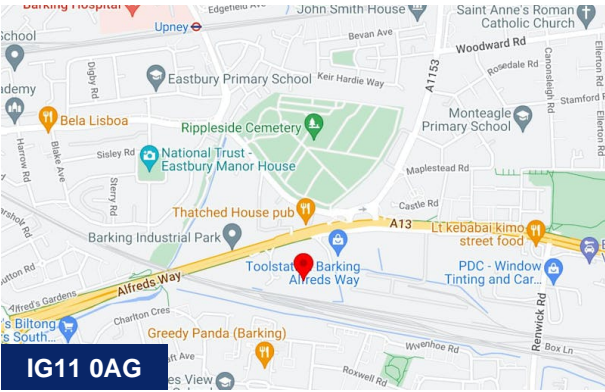
Accommodation

Accommodation (Approx GIA)

Name	sq ft	sq m	Availability
Unit - C2 - GF Warehouse	15,653	1,454.21	Available
1st - Office	1,267	117.71	Available
Unit - C3 - GF Warehouse	15,680	1,456.72	Available
1st - Floor Office	1,291	119.94	Available
Total	33,891	3,148.58	

Terms

The units are available by way of new FRI leases, upon terms to be agreed. Units are available individually or combined.



Viewing & Further Information



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