

TO LET

Unit 9, Bankside Park Industrial Estate, 28 Thames Road, Barking, Essex, IG11 0HX

2,755 sq ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 9, Bankside Park Industrial Estate

28 Thames Road, Barking, Essex, IG11 0HX

Key Features

- Stepped rent from £45,457.50 per annum
- To be comprehensively refurbished
- Two dedicated parking spaces
- 7.8m apex height
- Electric roller shutter
- Three-phase power
- Ground and first-floor offices, kitchen and WCs
- LED lighting
- Connections to A13, A406 and M25 Junction 30
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 9 provides industrial and warehouse accommodation to be comprehensively refurbished. The unit benefits from an electric roller shutter, three-phase power, a 7.8m apex height, two dedicated parking spaces and LED lighting. Ancillary offices are provided at ground and first-floor level, together with kitchen and WC facilities.

Location

Bankside Park Industrial Estate is situated on Thames Road, just south of the A13 Ripple Road, providing road connections to central London, the A406 and Junction 30 of the M25.

Accommodation

Warehouse	1,885 sq ft (175 sq m)
Ground Floor Office	435 sq ft (40 sq m)
First Floor Office	435 sq ft (40 sq m)
Total	**2,755 sq ft (256 sq m)**

Rent

Year 1 **£45,457.50 pa (£16.50 psf)**
Year 2 **£49,590 pa (£18.00 psf)**
Year 3 **£53,722.50 pa (£19.50 psf)**

Exclusive of VAT.

Viewing & Further Information

Ben Batchelor
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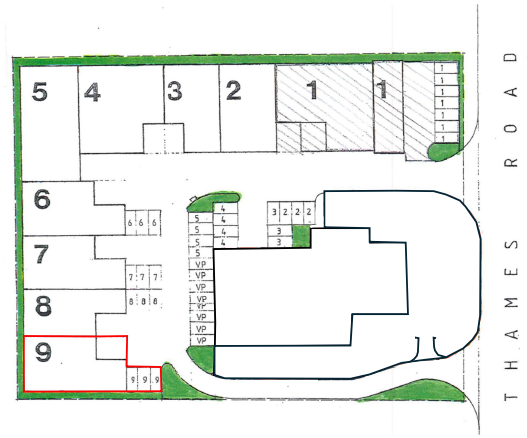
Internal View & Site Plan





Internal photograph indicative. Site plan highlights Unit 9.

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