TO LET

Modern Industrial / Warehouse Unit

7,540 sq. ft. (700 m²)

UNIT 1, 75 RIVER ROAD,

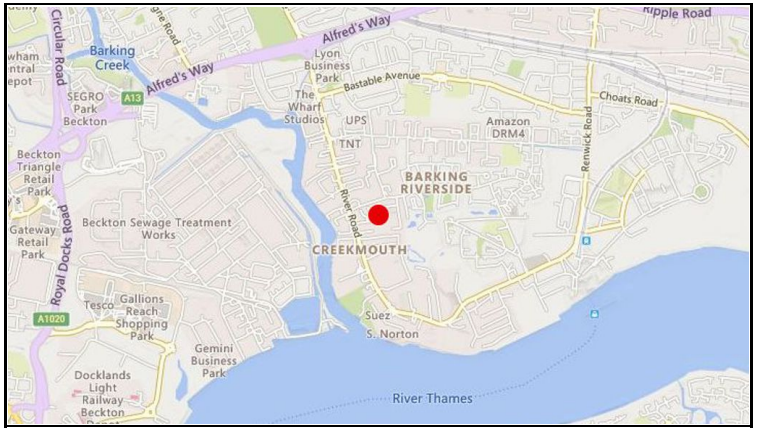
Barking, IG11 0DR



- **Substantial allocated car parking spaces**
- **Electric roller shutter**
- **6.1m min. eaves height**
- **LED lighting**
- **3-Phase power**

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU







LOCATION

The property is situated on the east side of River Road within this well-established industrial and warehouse location of Barking. The junction with the A13 is a short distance to the north and there is subsequently easy access to Central London and Docklands to the west and the M25 to the east. The A13/A406 junction is approximately 2 miles distance and the A406 gives good access to the M11 to the north.

Barking Riverside station (Overground line) is within walking distance of the property, offering regular services to Barking town centre and Central London. Numerous bus routes serve the River Road area.

DESCRIPTION

The property comprises a single storey industrial/warehouse unit. The unit is of portal frame construction, with the benefit of full height profile steel cladding and metal roof covering. Internally, the property is currently configured to provide predominantly open plan warehouse space. Externally, the property provides substantial allocated car parking spaces and loading areas.

ACCOMMODATION

Unit 1:	7,540 sq. ft. (700 m²)
Unit 2:	Under Offer
Total:	**7,540 sq. ft. (700 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Barking and Dagenham Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at band C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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