TO LET

Industrial / Warehouse Unit

5,180 sq. ft. (481 m²)

UNIT 2, 9 THAMES ROAD,

Barking, IG11 0HN



- Excellent road links
- Generous car parking
- 3-phase power
- Flexible lease terms
- Minimum eaves height of 5.25 metres
- Ancillary office & welfare facilities

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

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







LOCATION

9 Thames Road is located in a prominent position on the northern side of Thames Road, a well-established commercial location in the centre of Barking's primary industrial area, around River Road. The estate benefits from excellent road connectivity with the A13 situated to the north offering direct links to the A406 and Central London to the west and to Junctions 30/31 of the M25 to the east. Public transport is also accessible via Barking station, which provides mainline services to London Fenchurch Street, as well as connections to the London underground (Hammersmith & City and District lines).

DESCRIPTION

The property comprises a mid-terrace light industrial/warehouse unit of steel portal frame construction. Access and loading is provided by a roller shutter loading door leading to predominantly clear warehouse accommodation. A personnel door leads to the ancillary office located at the front of the property. Externally the property benefits from allocated car parking within the front forecourt area.

ACCOMMODATION

Total	**5,180 sq. ft. (481 m²)**

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

TENURE

The property is available 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 & Dagenham for verification of the rates payable.

SERVICE CHARGE

We are advised that there is no service charge payable.

EPC

An EPC has been commissioned.

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:

Ben Collins
Tel: 01708 759887 / 07740 565222
Email: ben.collins@kemsley.com

Kieran Conlan
Tel: 01708 963442 / 07969 743810
Email: kieran.conlan@kemsley.com

Strettons - Chris Wade/Harry Robins - 020 8520 9911

Ref: AR4945/BC 04.26

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