

TO LET

Recently Refurbished Industrial / Warehouse Unit

3,234 sq. ft. (300 m²)

UNIT 8 LYON BUSINESS PARK

River Road, Barking, IG11 0JS



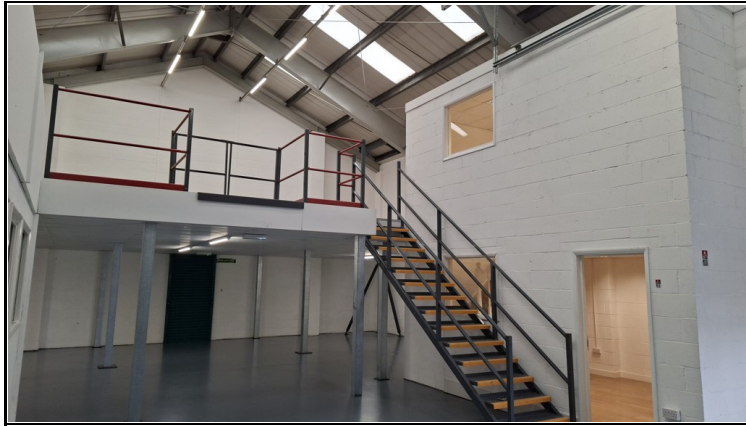
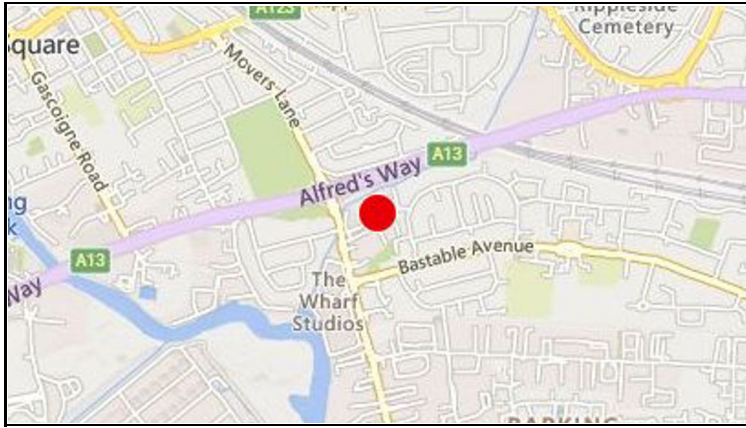
- Prominent estate
- First floor office
- 3-Phase power

- Roller shutter loading doors
- 4 allocated parking spaces
- 24hr access

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property is located on the prominent Lyon Business Park located at the junction of River Road and Movers Lane (A13). The A13 provides good access into the City of London and the A406 North Circular to the west and access to the M25 (Junction 30) to the east. Barking station is located approximately 1.2 miles away, with Mainline services into London Fenchurch Street and Overground and Underground (Hammersmith & City and District lines) services.

DESCRIPTION

The property comprises a recently refurbished end-of-terrace industrial/warehouse unit of steel frame construction, with brick and blockwork elevations beneath a profile steel-clad apex roof. Internally, the property is arranged to provide predominantly warehouse/storage space, together with WC facilities and a kitchenette. Ancillary office accommodation is provided at both ground and first floor levels. The unit also benefits from a mezzanine floor, which provides additional storage. Externally, the property benefits from four allocated parking spaces and a dedicated loading area.

ACCOMMODATION

Ground Floor:	1,976 sq. ft. (184 m ²)
First Floor Office:	251 sq. ft. (23 m ²)
Mezzanine:	1,007 sq. ft. (94 m ²)
Total	3,234 sq. ft. (300 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

£45,000 per annum exclusive.

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 relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at band D.

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 joint agents:

Kieran Conlan

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Ben Collins

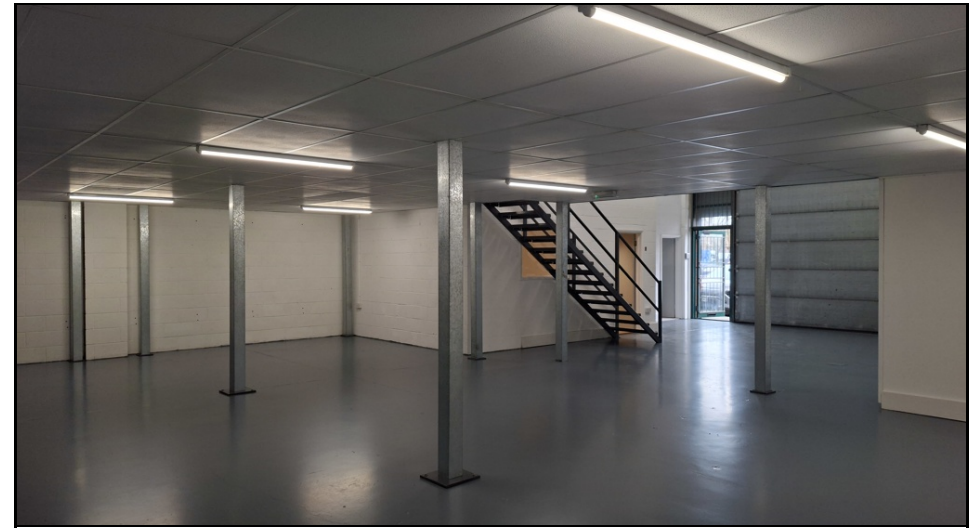
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Ref: AR5026/KC 04.26



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