TO LET

Industrial / Warehouse Unit

2,476 sq. ft. (230 m²)

UNIT 9, BUZZARD CREEK INDUSTRIAL ESTATE,

River Road, Barking, IG11 0EL

- **Gated estate**
- **24Hr access**
- **Ancillary office and WC facilities**
- **3-Phase power**
- **Roller shutter loading door**
- **Estate CCTV**

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
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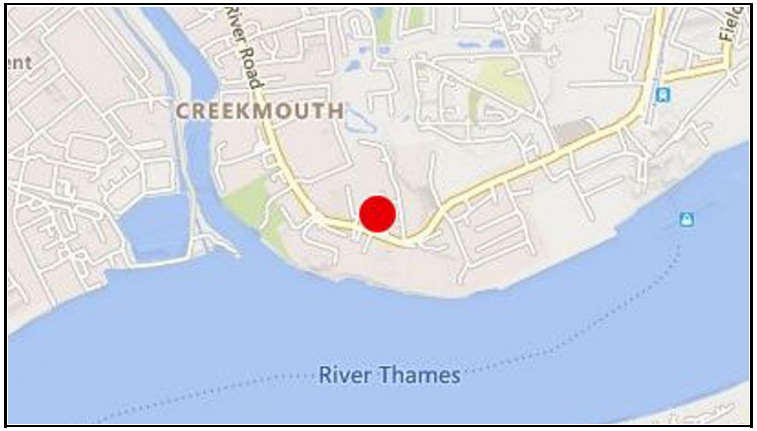
Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU



LOCATION
The popular Buzzard Creek Industrial Estate is situated on River Road in Barking providing excellent access to the A13 which in itself provides good access to the City of London and the A406 North Circular Road to the west and the M25 Junction 30 to the east.

DESCRIPTION
The property comprises an end-of-terrace industrial unit of steel frame construction benefitting from primarily clear warehouse accommodation with ancillary office and WC facilities. Externally, the property benefits from a loading area to the front of the unit with additional parking available in the centre of the estate.

ACCOMMODATION
Total: **2,476 sq. ft. (230 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
Further information available on request.

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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