TO LET

Under refurbishment

End of Terrace Industrial/Warehouse

2,755 sq. ft. (256 m²)

UNIT 9, BANKSIDE PARK INDUSTRIAL ESTATE,

28 Thames Road, Barking, IG11 0HZ



- Height to apex 7.8m
- 2x dedicated parking spaces
- 3-Phase power
- Ancillary office accommodation
- LED lighting
- Electric roller shutter

KEMSLEY LLP
PROPERTY CONSULTANTS
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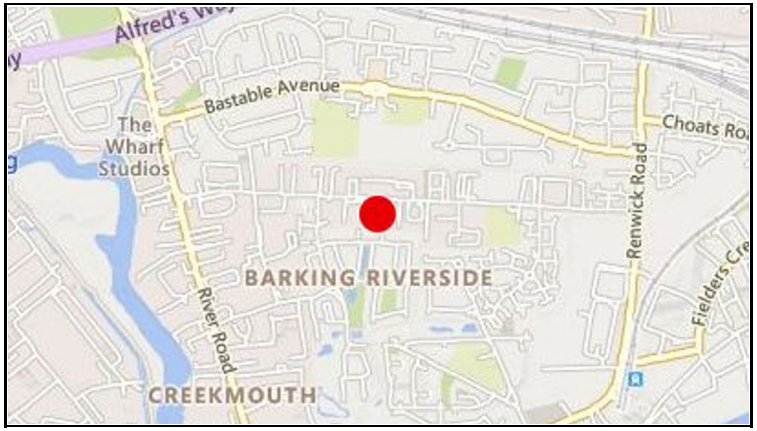





LOCATION

The property is situated on the established Bankside Park Industrial Estate on Thames Road, just south of the A13 (Ripple Road), providing excellent access to Central London, the A406 North Circular Road and the M25 (Junction 30). The property also benefits from good public transport, with Barking station located approximately 2 miles away and London City Airport approximately 6 miles to the west.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with ancillary office accommodation provided on ground and first floors. The office benefits from both kitchen and WC facilities.

ACCOMMODATION

Warehouse:	1,885 sq. ft. (175 m²)
Ground Floor Office:	435 sq. ft. (40 m²)
First Floor Office:	435 sq. ft. (40 m²)
Total:	**2,755 sq. ft. (256 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

Yr 1 - £16.50 = £45,457.50
Yr 2 - £18.00 = £49,590.00
Yr 3 - £19.50 = £53,722.50

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 Havering.

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.

CONTACT

Strictly by appointment via sole agents:

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