

**UNIT 10, MUIRHEAD QUAY
FRESH WHARF ESTATE,
BARKING, IG11 7BG**



STRETTONS



TO LET

MODERN WAREHOUSE UNIT

2,858 SQ FT

DESCRIPTION

The property comprises a modern warehouse unit constructed approximately 15 years ago, with ground and first floor offices.

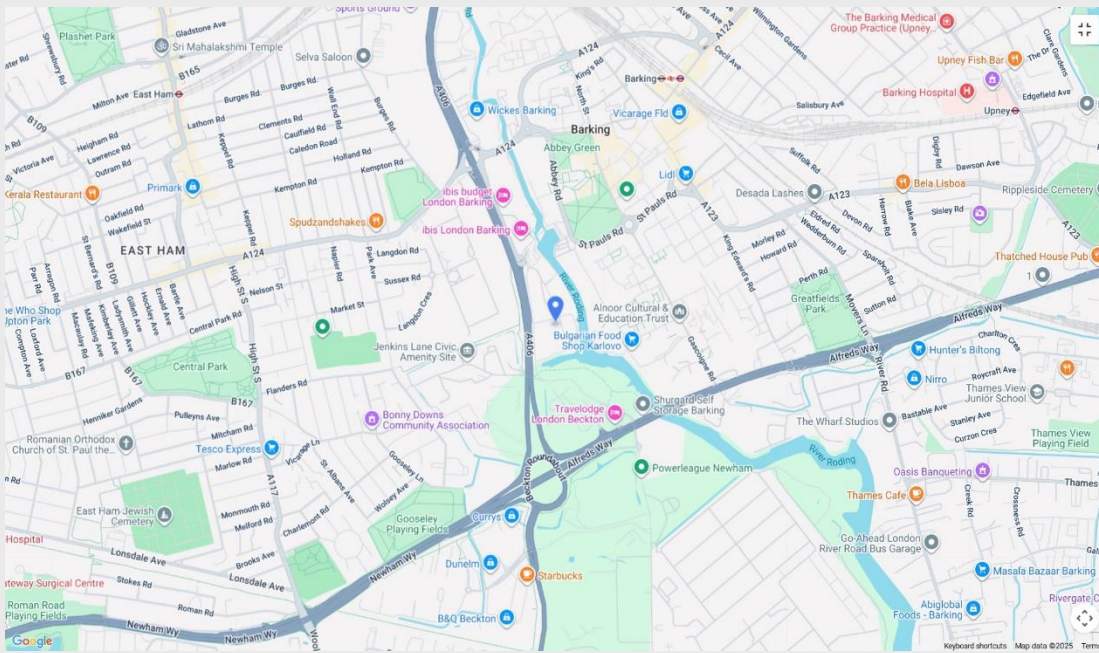


AMENITIES

- 7.5m internal eaves height
- Electrically operated full height loading door
- Ground and first floor office accommodation
- Male & female WC's
- Fully Refurbished
- Allocated car parking
- 3 Phase power and gas

ACCOMMODATION

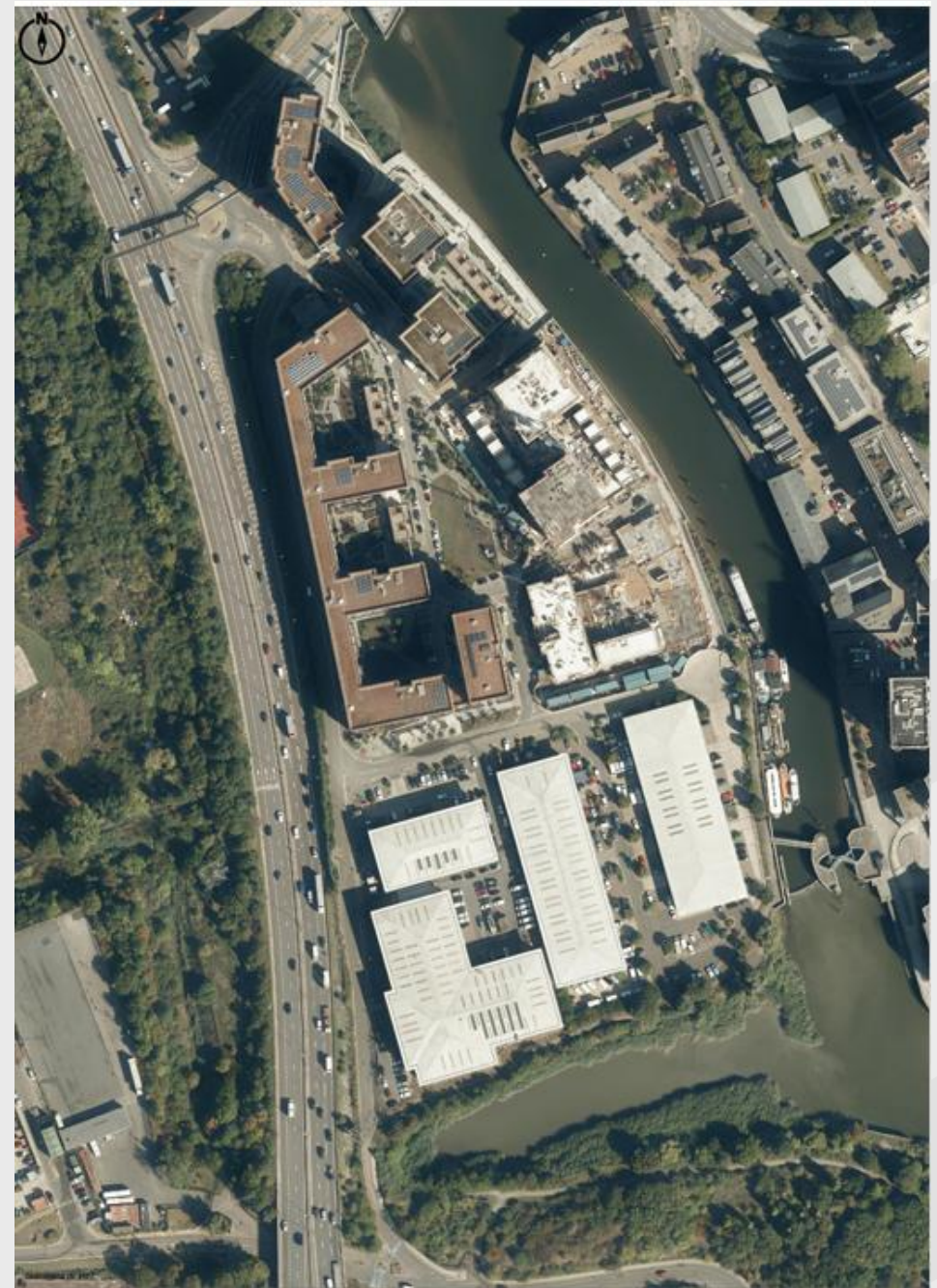
	Sq ft	Sq M
Ground Floor	2,388	222
First Floor	470	44
Gross Internal Area	2,858	265



LOCATION

Muirhead Quay is a modern industrial/warehouse development, located adjacent to the A406 North Circular and close to the A13 junction at Beckton roundabout. There is excellent road access to central London, the M25 and the M11.

Barking Town Centre and station (mainline and District line) are within easy walking distance of the property. Other occupiers on the estate include Halford Autocentre, Euro Car Parts, GSF, Greenshield JCB and Cromwell Tools.



TENURE

The property is available on a new full repairing and insuring lease for a term by negotiation.

RENT

£25 per sq ft

EPC

Rating B-48

BUSINESS RATES

Rates payable from April 2026 - £52,500

SERVICE CHARGE

A service charge is applicable, further details on application.

FOR VIEWING & FURTHER INFORMATION CONTACT:

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STRETTONS

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