

Trade Counter / Warehouse Unit with Large Secure Yard
14,150 sq ft (1,314.58 sq m)

**FULLY
REFURBISHED**



UNIT 2
THE INVICTA
CENTRE

ALFREDS WAY | BARKING
IG11 0BA

TO LET



Location

The Invicta Centre benefits from prominence to Ripple Road at its junction with the A13. The unit has excellent profile on the estate and direct access to the westbound carriageway of the A13. This trade estate includes occupiers such as Howdens, Plumb Centre, Plumbase, Brewers, and Toolstation. A406 North Circular is 1 mile to the west and the M25 (J30) is 8 miles to the east.

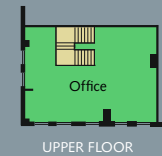
Description

A modern self-contained, detached single storey warehouse unit with integral office space at ground and first floor level set on a self-contained site with a secure yard.

Accommodation

The accommodation comprises the following areas on a GEA basis:

Ground - Warehouse, Office & Ancillary	13,724 sq ft	1,275.00 sq m
First Floor - Office	786 sq ft	73.02 sq m
Total	14,510 sq ft	1,348.02 sq m



UPPER FLOOR



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Secure Yard



7m clear
internal
height



2 loading
doors



Good
on-site
parking



3 Phase
Electricity



Full WC
Facilities



Kitchen



Terms: The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates: Rateable value of £121,000 with effect from April 2023.

SUMMARY

Available Size - 14,150 sq ft / 1,314.58 sq m

Rent - On application

Rateable Value - £121,000

EPC - B (44)



Key Distances, approx:

Barking Station	- 1.8 miles
A406 North Circular	- 2.0 miles
London City Airport	- 5.5 miles
Docklands	- 6.2 miles
M25 junction 30	- 8.0 miles
Dartford Crossing	- 10.5 miles

Service Charge: A service charge is payable on the property, further information available upon request VAT. Rent and service charge exclusive of VAT which is applicable.

Viewings: To arrange a viewing please contact the joint agents.

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