

TO LET

INDUSTRIAL/WAREHOUSE UNIT

5,180 SQ FT (481 SQM)

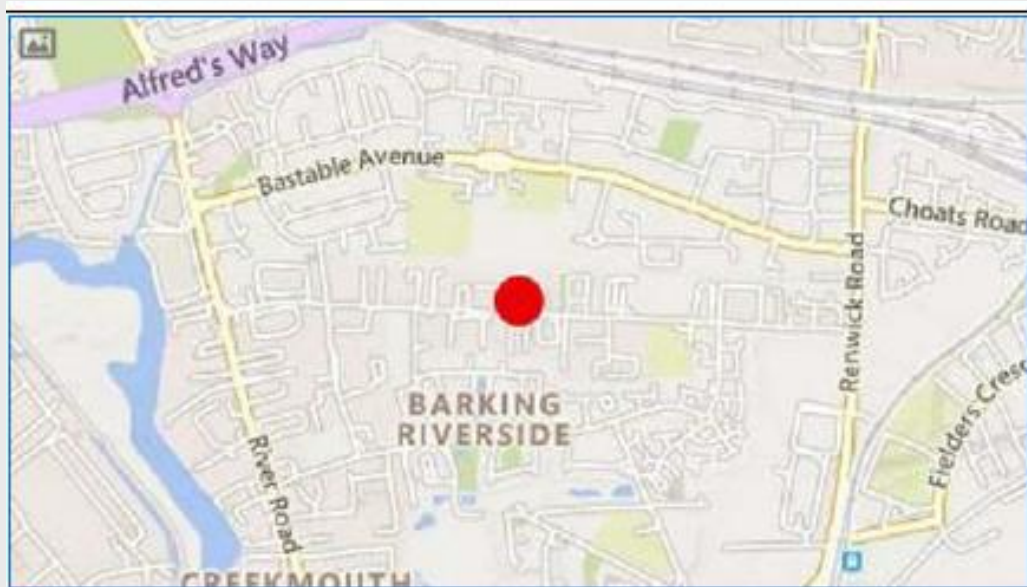


STRETTONS



UNIT 2, THAMES ROAD, BARKING

IG11 0HN



DESCRIPTION

The property comprises a mid-terrace light industrial/warehouse unit of steel portal frame construction. Access and loading is provided by a roller shutter loading door leading to predominantly clear warehouse accommodation. A personnel door leads to the ancillary office located at the front of the property. Externally the property benefits from allocated car parking within the front forecourt area.

LOCATION

9 Thames Road is located in a prominent position on the northern side of Thames Road, a well-established commercial location in the centre of Barking's primary industrial area, around River Road. The estate benefits from excellent road connectivity with the A13 situated to the north offering direct links to the A406 and Central London to the west and to Junctions 30/31 of the M25 to the east. Public transport is also accessible via Barking station, which provides mainline services to London Fenchurch Street, as well as connections to the London underground (Hammersmith & City and District lines).

AMENITIES

- Excellent road links
- Generous car parking
- 3 phase power
- Flexible lease terms
- Min eaves height of 5.25m
- Ancillary office and welfare facilities

ACCOMMODATION

5,180 Sq Ft (481 sq m)

The above floor areas are approximate and have been provided by our client on a gross internal basis.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Barking & Dagenham for verification of Rates Payable.

EPC

An EPC has been commissioned and will be available for inspection shortly

Tenure

The units are available to let on a new full repairing and insuring lease for a term by negotiation.

FOR VIEWING & FURTHER INFORMATION CONTACT:

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