



# TO LET

Unit 21-22, Muirhead Quay, Fresh Wharf Estate

Barking, IG11 7BG

10,032 sq ft

Industrial





# Unit 21-22, Muirhead Quay, Fresh Wharf Estate, Barking, IG11 7BG

## Description

The property comprises a modern industrial warehouse unit of steel portal frame construction with profile steel external cladding and metal roof covering. The property benefits from the following features:

- 7m internal eaves height
- 2 electrically operated loading doors
- First floor offices
- 3 phase electricity
- Trade Counter
- Parking and yard to the front of the property

## Location

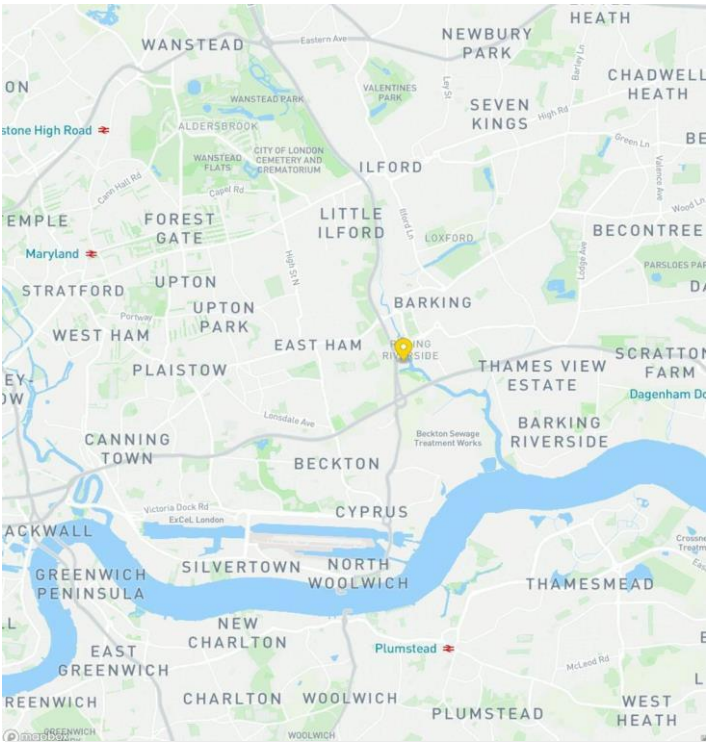
Muirhead Quay is a modern industrial estate conveniently situated at the junction of the A406 North Circular Road and A13 Alfreds Way, just north of the Beckton roundabout.

This is an ideal location for companies looking to service customers in Central London and requiring access to the National Motorway Network. The M11 is approximately 4 miles to the north and the M25 approximately 10 miles to the east.

Canary Wharf is 3 miles to the west and there is easy to the Blackwall Tunnel and the new Silvertown Tunnel. Barking Town Centre is within 10 minutes walk of the property with retail and leisure facilities and both National Rail mainline services and London Underground (District Line and Hammersmith & City Line).

## Accommodation

Name	Sq Ft	Sq M
Ground Floor Warehouse	8,490	788.74
First Floor Offices	1,542	143.26
<b>TOTAL</b>	<b>10,032</b>	<b>932</b>



<b>Terms</b>	To let
<b>Rent</b>	On application.
<b>EPC</b>	C-61
<b>VAT</b>	Applicable. Payable on the rent and service charge.

### Contacts

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