

# BARKING



## TO LET

Former Builders Merchants Depot  
Renwick Road  
Barking  
Essex  
IG11 0SH

### INDUSTRIAL DEPOT

**Total Site Area: 48,796 SQ.FT. (1.12 Acres)**

**Building: 11,292 SQ.FT. (1,049 SQ.M.)**

**Rear Site – 38,662 SQ.FT. (0.89 Acres)**



Former Building Supply Merchants



Situated Within Metres Of The A13



Showroom & Storage Building



New Lease Available



Commencing Rent £210,000 PAX



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

## DESCRIPTION AND LOCATION

The property is situated on Renwick Road in Barking Essex. Renwick Road lies to the south of the A13 and the subject property is located within metres of the junction with the A13 on the western side of Renwick Road.

Barking is currently experiencing huge redevelopment both residential and commercial with improved transport links and access to the City.

The site has a prominent road frontage with access via a crossover onto a forecourt car parking area with a shared service road running up the side of the unit giving access to the rear yard for large commercial vehicles.

The main building provides a large open plan formerly sales area with a suspended ceiling throughout and eaves height of 3.14 metres. There is a rear addition to the building which is used as offices, W.C and staff facilities. This has stairs leading up to a first-floor gallery giving access to a further store room/office on the first floor.

Access to the rear of the site is via the side service road. The site is secured via a palisade fence and is largely clear offering good open storage.

### NOTE:

Our clients will require a Schedule of Works undertaken on the premises that will be documented within the lease – Please enquire for further information.

### FRONT UNIT:

FLOOR	SQ.FT.	SQ.M.
Ground Floor	4,739 SQ.FT.	439.97 SQ.M.
First Floor	916 SQ.FT.	85 SQ.M.

### REAR SITE:

FLOOR	SQ.FT.	SQ.M.
Unit 1	783 SQ.FT.	72.7 SQ.M.
Unit 2	4,854 SQ.FT.	450 SQ.M.

## TERMS:

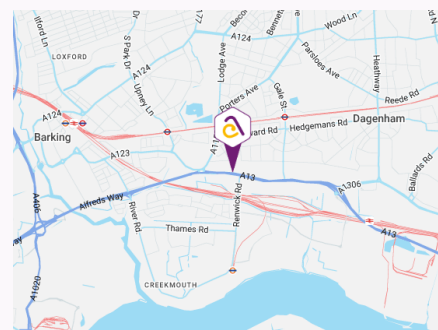
The premises are available to let upon a new full repairing and insuring lease for a term to be agreed.

## VAT:

Plus VAT If Applicable.

## EPC:

Upon Request.



## BUSINESS RATES:

Interested parties are advised to confirm the rating liability with London Borough Of Barking & Dagenham on 020 8215 3000.

## LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

## TENURE:

Leasehold.

## RENT:

Commencing rent is £210,000 per annum exclusive.

## VIEWING:

Strictly by prior appointment via the landlords appointed sole agents Ayers & Cruiks.

### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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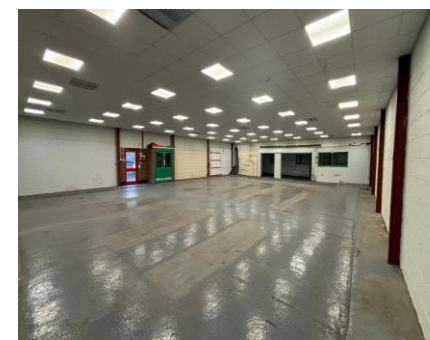
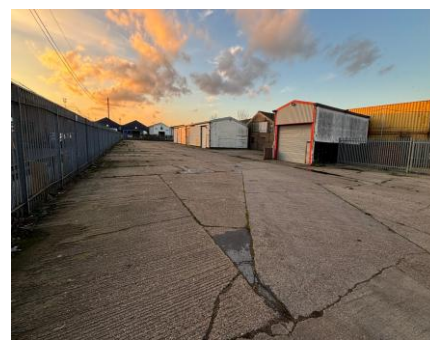
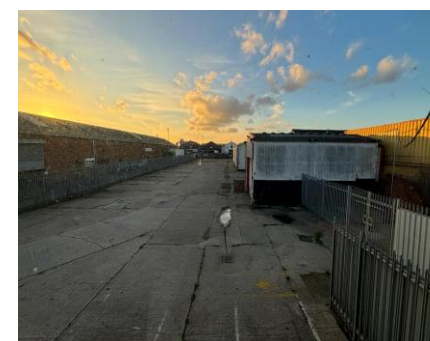
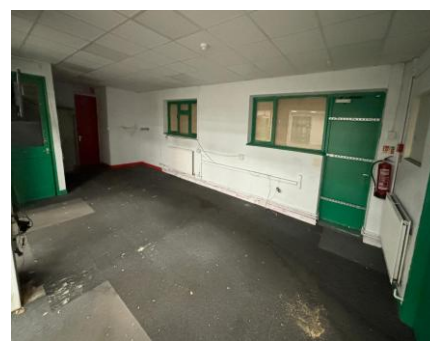
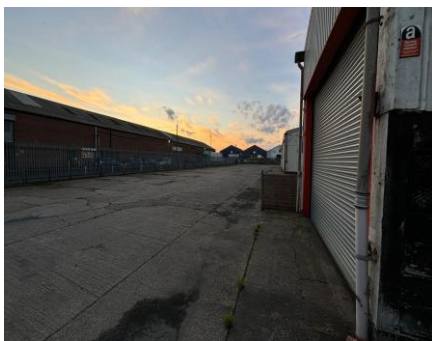
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