



**Unit 5, The io Centre, River Road Barking, IG11 0DR**

**4,950 sq ft**

Distribution Warehouse / Industrial

**FOR SALE**



# River Road, Barking, IG11 0DR

## Description

The property forms part of the first phase of the io centre and is situated close to the front of the development and comprises an end of terrace, modern industrial / warehouse unit with car parking and loading to the front.

The specification includes steel portal frame construction with full height profile steel cladding and metal covered insulated roof covering. Internal eaves height of 6m.

The property benefits from a single full height loading door to the front of the unit and separate personnel door to ground floor reception lobby with stairs to first floor offices.

## Location

The property is located on the io centre within the popular River Road industrial area, to the south of the A13 in Barking.

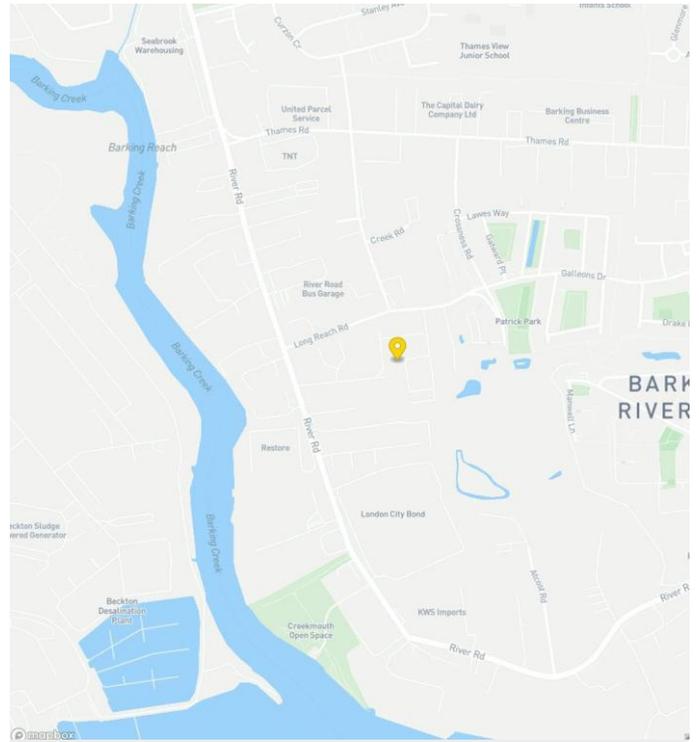
It is an excellent location for easy access via the A13 to the City and Docklands to the west, the M25 to the east and the M11 and North Circular Road to the north.

London City Airport, ExCel Exhibition Centre and Canary Wharf are all within easy reach.

Numerous bus services serve the River Road area providing good public transport links. The new Barking Riverside Station is within easy walking distance offering services to Barking centre, Walthamstow and Tottenham.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	3,750	348.39	Available
1st - Offices	1,200	111.48	Available



### Terms

The unit is available to purchase with vacant possession. Further details on application

### Price

Offers in the region of £1.35 million

### EPC

TBC

### Rateable Value

£47,250

### Contacts

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