

LAND AT GALLIONS CLOSE, BARKING, ESSEX IG11 0JD



TO LET

LAND SUITABLE FOR USES OF OPEN STORAGE
SUBJECT TO PLANNING

1 ACRE (0.4 HECTARES)

AMENITIES

- Self-contained site
- Laid to hardstanding
- Ancillary offices
- Prominent corner position
- Fenced to perimeter with gated access
- Excellent road links



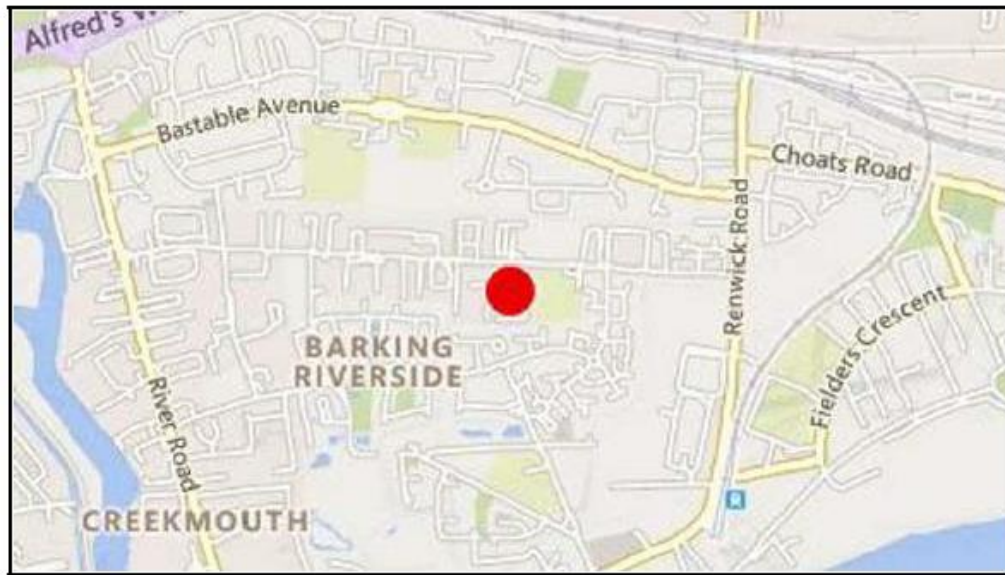
DESCRIPTION

The property comprises a regular shaped open storage site laid primarily to concrete hard standing. The site benefits from palisade fencing to the perimeter with gated access via Gallions Close. There is ancillary two storey office accommodation located at the front corner of the site and an open sided canopy along the northern and eastern boundaries of the site. In the south west corner there is two storey temporary cabin accommodation providing further ancillary offices and a weighbridge located in front of the entrance gate.

ACCOMMODATION

Total: 1 Acre (0.4 Hectares)

The above floor area is approximate and has been measured using Promap digital mapping.



LOCATION

The property is situated in a prominent position on the southern side of Thames Road at its junction with Gallions Close, a well-established commercial location at the centre of Barking's primary industrial area, around River Road. The site 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 underground (Hammersmith & City and District Lines).

Tenure

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

Rent

On application.

EPC

The property has an EPC rating of D.

BUSINESS RATES

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

FOR VIEWING & FURTHER INFORMATION CONTACT:

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