



Ayers & Cruiks
COMMERCIAL

To Let
48,796 sq ft

**Former Builders
Merchants Depot,
Renwick Road, Barking,
IG11 0SH**

Industrial depot with parking,
rear yard, open-plan space,
offices, WC, and first-floor store
room.

- Former Building Supply Merchants
- Situated Within Metres Of The A13
- Showroom & Storage Building
- New Lease Available
- Commencing Rent £210,000 pax



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Summary

- Rent: £210,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with London Borough Of Barking & Dagenham on 020 8215 3000.
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

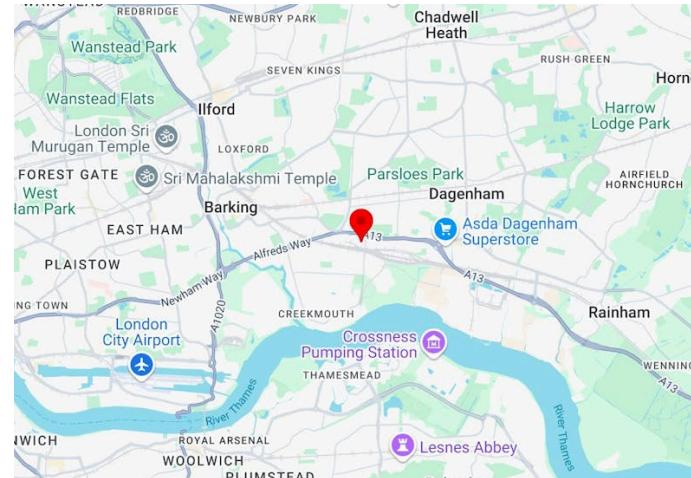
Contact & Viewings

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Description

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

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.

Accommodation

Description	sq ft	sq m
Front Unit - Ground Floor	4,739	440.27
Front Unit - First Floor	916	85.10
Rear Site - Unit 1	783	72.74
Rear Site - Unit 2	4,854	450.95

