

Unit 20 Trafalgar Business Centre, 77-87 River Road, Barking, IG11 0JU



Modern End-terrace Unit approx. 1,082 sq ft (100.5 sq m)

TO LET

- Electrically operated loading door
- Internal toilet & kitchen
- Maximum height approx. 9.2m
- 3-phase power & gas connection
- LED lighting
- 3 parking spaces

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx. 2 miles away and Dagenham Dock (C2C) only 3 miles distant. The A406 providing connection with the National Road Network is approx. 2 miles from the property.

The property

An end-terrace unit offering clear span space with a steel portal frame construction beneath a height between approx. 5.9 – 9.2m. Access is via an electrically operated loading door and pedestrian door.

Internally there is a toilet, kitchenette, LED lighting, 3-phase power and gas connection.

Externally, to the front are 3 private parking spaces.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	1,082 sq ft	100.5 sq m
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Terms

To be let on a new, full repairing and insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

Figures

£25,000 per annum exclusive.

All other outgoings are payable in addition. There is a service charge payable approximately £660 + VAT per quarter.

Business rates

The car parking spaces have a Rateable Value of £1,800 (2023).

The unit has a Rateable Value of £10,500 (2024).

If the tenant qualifies, under current Small Business Rate Relief rules, nil rates may be payable. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Legal costs

Each party is to be responsible for the payment of its own legal costs.

Energy Performance Certificate (EPC)

The EPC rating is C63, expiring November 2027.

Please note, this reports covers a larger square footage than that is being marketed.

Agent's Note

No warranty is given in respect of the current planning use.

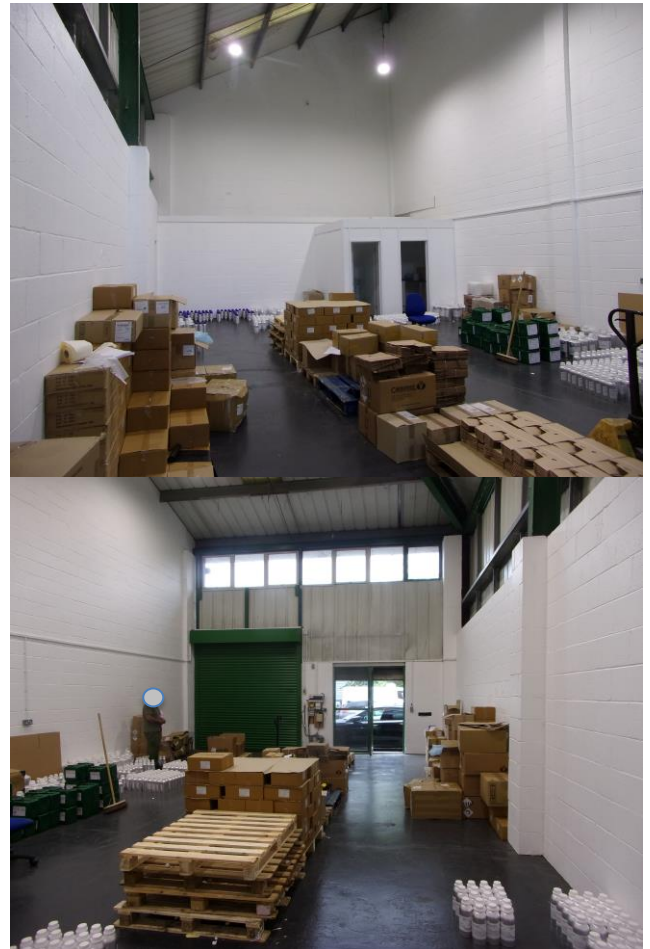
None of the amenities or fixtures and fittings have been tested.

All terms are exclusive of VAT (if applicable).

Enquiries/viewing

Please contact us on 01708 860696 or Email:

jb@branchassociates.co.uk



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