

FOR SALE

Industrial / Warehouse Unit

8,528 sq. ft. (792 m²)

UNIT 3, RIPPLESIDE COMMERCIAL ESTATE,

Ripple Road, Barking, IG11 0RJ

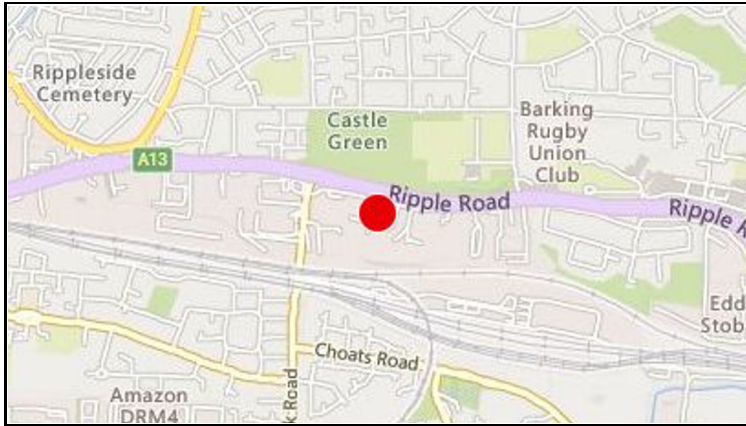


- Vacant possession
- 4 electric roller shutters
- Prominent location along the A13

- Self-Contained
- Front yard accommodation
- WC and kitchenette facilities

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated on the popular Rippleside Commercial Estate on the south side of the A13 with easy access to Central London, Docklands, the A406/M11 and the M25. Additionally, numerous bus routes pass the location providing good public transport connections.

DESCRIPTION

The property comprises a truss roof structure with brick elevations. It has been extended at the front to provide three separate bays, each served by an electric roller shutter door. An additional roller shutter door is located on the right-hand elevation.

Internally, the main warehouse is predominantly open plan, with a separate storage area to the rear. Office accommodation is positioned along the right-hand side, benefitting from air-conditioning (untested), with staff welfare facilities provided on a mezzanine level above.

Externally, the unit has a gated and fenced front yard, offering secure access and loading.

ACCOMMODATION

Total: 8,528 sq. ft. (792 m²)
Mezzanine: 245 sq. ft. (23 m²)

The above measurements have been provided by our client and are measured on a gross internal basis.

TENURE

The property is available for sale on a Freehold basis with vacant possession.

PRICE

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £53,000. Interested parties are advised to make their own enquiries of the London Borough of Barking and Dagenham.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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