

TO LET

Industrial / Warehouse Unit

2,451 sq. ft. (228 m²)

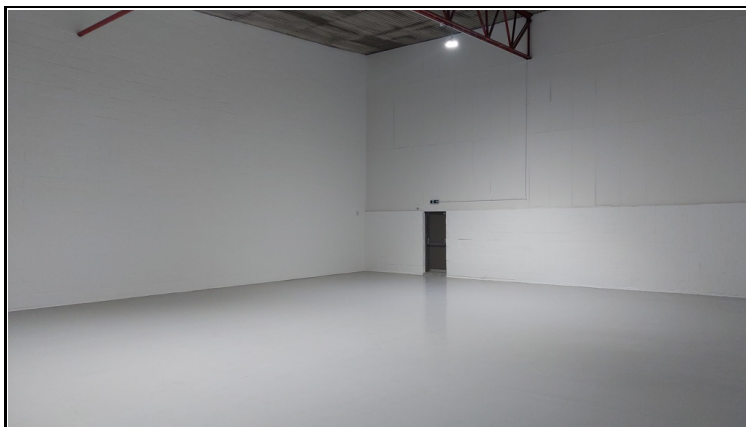
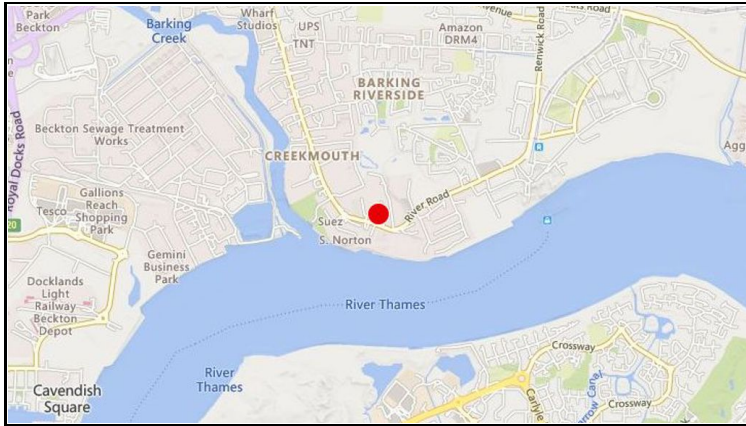
UNIT 16, BUZZARD CREEK INDUSTRIAL ESTATE,
River Road, Barking, IG11 0EL



- Gated estate
- Ancillary office and WC facilities
- Roller shutter loading door
- 24hr access
- 3-Phase power
- Estate CCTV

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The popular Buzzard Creek Industrial Estate is situated on River Road in Barking providing excellent access to the A13 which in itself provides good access to the City of London and the A406 North Circular Road to the west and the M25 Junction 30 to the east.

DESCRIPTION

The property comprises a mid-terraced industrial unit of steel frame construction which has undergone a full programme of refurbishment. The unit benefits from primarily clear warehouse accommodation with ancillary office and WC facilities. Externally, the profit benefits from a loading area to the front of the property with additional parking available in the centre of the estate.

ACCOMMODATION

Total: **2,451 sq. ft. (228 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band B.

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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