

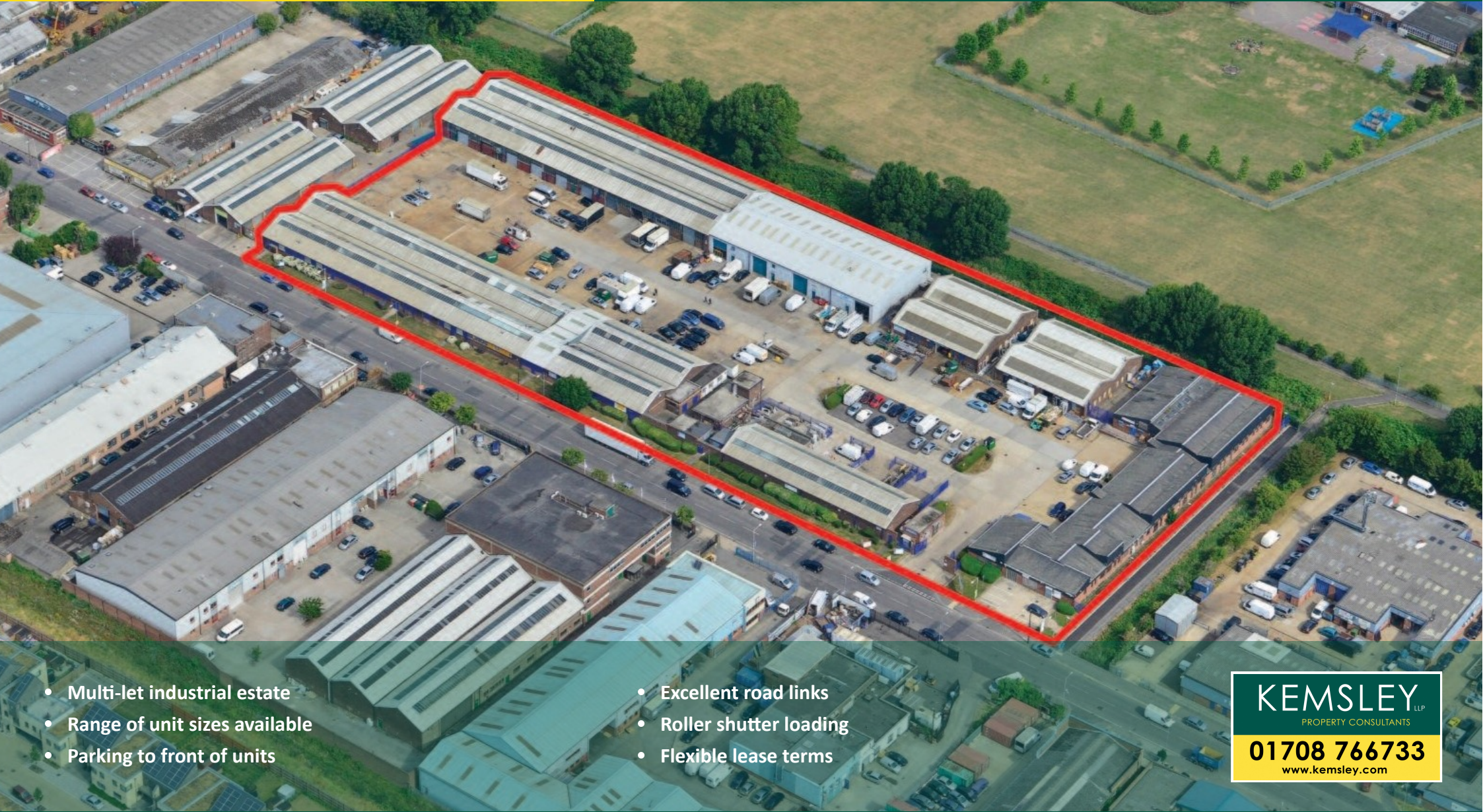
**TO LET**

## Industrial / Warehouse Units

5,170 - 5,606 sq. ft. (480 - 521 m<sup>2</sup>)

## BARKING BUSINESS CENTRE

Thames Road, Barking, IG11 0JP



- Multi-let industrial estate
- Range of unit sizes available
- Parking to front of units

- Excellent road links
- Roller shutter loading
- Flexible lease terms

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Barking Business Centre is located in a prominent position on the northern side of Thames Road, a well-established commercial location at the centre of Barking's primary industrial area around River Road. The estate benefits from excellent road links with the A13 situated to the north offering direct connectivity 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 London underground (Hammersmith & City and District lines).

## DESCRIPTION

Barking Business Centre comprises 34 light industrial units of varying specification arranged in terraces around the perimeter of the site. The site is secured with palisade fencing and a gated entrance from Thames Road. The units are predominantly single storey light industrial/warehouse units with roller shutter access and parking to the front.

## ACCOMMODATION

Unit 2:	5,170 sq. ft. (480 m <sup>2</sup> )
Unit 6C & 6D:	5,606 sq. ft. (521 m <sup>2</sup> )
<b>Total:</b>	<b>5,170 - 5,606 sq. ft. (480 - 521 m<sup>2</sup>)</b>

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

## TENURE

The units are available 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 of the London Borough of Barking & Dagenham Council for verification of the rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

Unit 2 has an EPC Rating of E.  
Unit 6C & 6D has an EPC Rating of D.  
Unit 8 has an EPC Rating of E.

## 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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