



## TO LET

**Unit J, Abbey Wharf  
Industrial Estate,  
Kingsbridge Road,,  
Barking, IG11 0BP**

6,721 sq ft

End of terrace industrial  
/ warehouse unit with  
offices and loading /  
parking facilities





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## Description

End of terrace industrial / warehouse unit with offices at ground and first floor level and loading / parking facilities.

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## Location

The unit is located on Abbey Wharf Industrial Estate situated directly off the London bound carriageway of Ripple Road (A13) access to which is gained via Kingsbridge Road close to the junction with Alfreds Way.

The A13 provides good access to the M25 Motorway (Junction 30/31) to the east and the North Circular Road (A406)/M11 Motorway, Docklands and The City to the west.

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## Key points

- Eaves height of 7 metres
- Electric roller shutter
- Kitchen
- Lighting
- Offices (ground and first floor)
- Parking
- Three phase electricity supply
- WC facilities





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## Rents, Rates & Charges

Lease	New Lease
Rent	£87,500 per annum
Rates	£3.47 per sq ft 1 April 2023 to Present
Service Charge	On application
VAT	Applicable
EPC	On application

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## Viewing & Further Information



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