



Unit 5 Portland Industrial Estate, Ripple Road, Barking IG11 0TW

**TO LET**

Refurbished Industrial Warehouse with  
Secure Yard

**10,660 Sq Ft  
(990 Sq M)**



# Unit 5 Portland Industrial Estate, Ripple Road, Barking IG11 0TW

## DESCRIPTION

Portland Commercial Estate is located directly off the London bound A13.

Unit 5 comprises an end-terrace warehouse unit situated at the rear of the estate, with fitted first floor office accommodation and male/female WCs. Externally the unit benefits from a two electric level access loading doors with covered canopy, allocated parking and secure yard to the side.

Available to occupy immediately.

- ✓ 6m minimum clear height
- ✓ 2 Electric loading doors
- ✓ First floor office accommodation
- ✓ 3 Phase power
- ✓ Allocated Parking
- ✓ Secure gated yard



## LOCATION

Portland Commercial Estate is located directly off the London bound carriageway of the A13 between Renwick Road and Chequers Lane providing excellent access to the M25, Central London, Docklands, A406/M11 Extension and to the south via the Blackwall and Dartford Tunnels.

The estate is situated within a heavily industrial area with trade counter and logistics neighbors.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>10,660</b>	<b>990</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

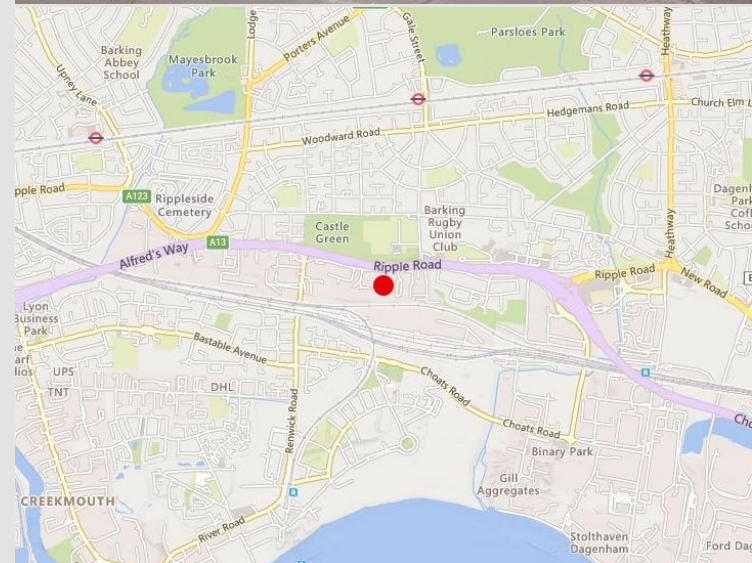
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available by way of a new lease for a term to be agreed. Rent available on application.

EPC B - 36



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Regulated by RICS 12-Mar-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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