



Unit 6 Portland Industrial Estate, Ripple Road, Barking IG11 0TW

TO LET

Industrial Warehouse Available
Immediately

**6,320 Sq Ft
(587 Sq M)**

Unit 6 Portland Industrial Estate, Ripple Road, Barking IG11 0TW

DESCRIPTION

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

Unit 6 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 single electric level access loading door with covered canopy and allocated parking.

Available to occupy immediately

- ✓ 6m minimum clear height
- ✓ 1 Electric loading door
- ✓ First floor office accommodation
- ✓ 3 Phase power
- ✓ Allocated Parking
- ✓ End-Terrace unit



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
Total	6,320	587

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.

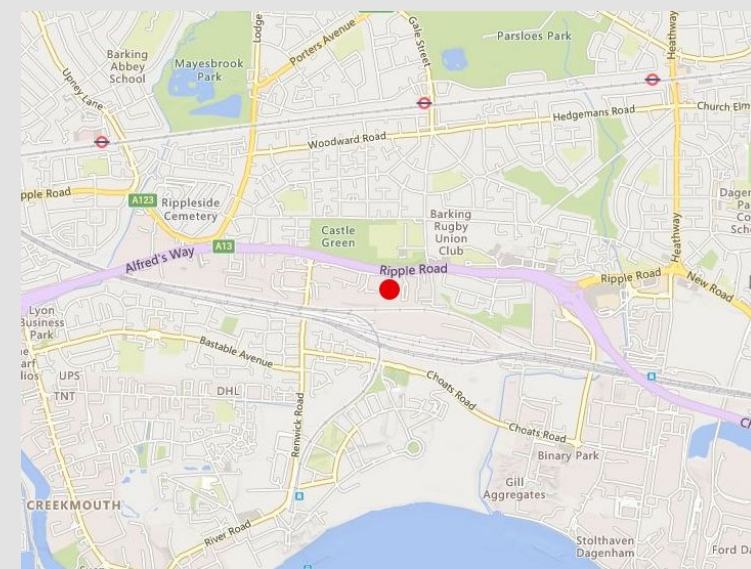
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

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

EPC C - 52



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 12-Mar-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Charis Lovegrove
07566 794 225
clovegrove@lsh.co.uk

Richard Flood
0775 467 4580
rflood@lsh.co.uk