



Unit 2 Portland Industrial Estate, Ripple Road, Barking IG11 0TW

TO LET

Industrial Warehouse Available to
Lease

**9,814 Sq Ft
(912 Sq M)**

Unit 2 Portland Industrial Estate, Ripple Road, Barking IG11 0TW

DESCRIPTION

Unit 2 is to undergo extensive refurbishment and is available to lease.

The unit comprises an mid-terrace warehouse, with fitted first floor office accommodation and male/female WCs. Externally the unit benefits from two electric level access loading doors with covered canopy and allocated parking.

Available to occupy as is or post refurbishment.

- ✔ 6m minimum clear height
- ✔ 2 Electric loading doorS
- ✔ First floor office accommodation
- ✔ 3 Phase power
- ✔ Allocated Parking
- ✔ Mid-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	9,814	912

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.

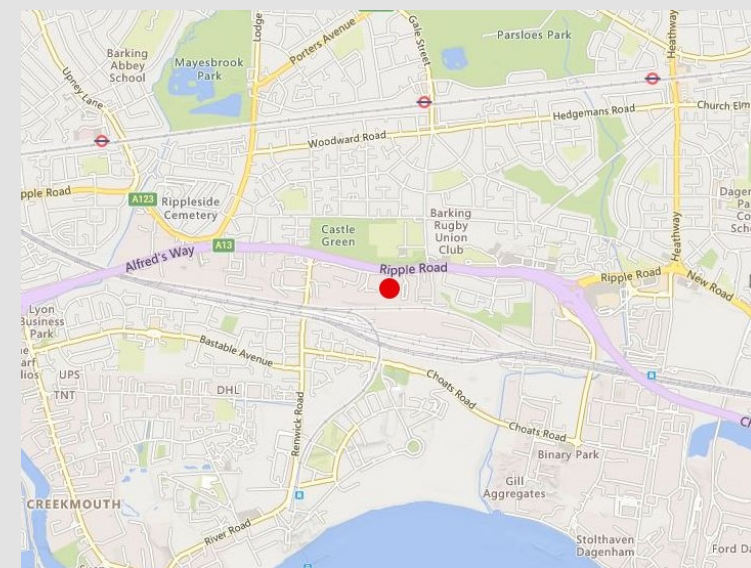
BUSINESS RATES

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

TERMS

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

EPC D - 96



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Regulated by RICS 12-Mar-2024

VIEWING & FURTHER INFORMATION

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