

MODERN STEEL-FRAME WAREHOUSE

14,033 SQ FT

Unit 2, The Invicta Centre, Barking, Essex, IG11 0BA

TO LET

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Description

A modern, steel frame warehouse with 7 meter eaves a pitched roof and generous natural light. The unit is equipped with a large self-contained yard, two loading doors and separate office access.

The unit can come equipped with modern racking upon the request of the tenant.

Location

The unit is located on the Invicta Business Centre in the prominent industrial area of Ripple Road Barking with immediate access to the A13 leading to the A406 North Circular to the west and M25 to the east.

Upney Underground Station which is served by the District Line is a 10 minute walk away. The local 62 Bus provides regular services to Ilford, Barking and Becontree as well as to Central London and the City.

Surrounding occupiers include Howdens, Plumb Centre, and Plumbase.



Amenities

- Self-contained yard
- DDA compliant WCs
- Office space with glass partitions
- Two loading doors
- Changing rooms
- Kitchen
- Staff break room
- LED lighting

Terms

A lease assignment with a break in April 2026.

Rent

£235,000 p.a.x.

Business Rates

Interested parties should make their own enquiries with Newham Council.

Legal Costs

Each party is to bear their own legal costs.

Energy Performance Certificate

2 THE INVICTA CENTRE 11 ALFREDS WAY BARKING IG11 0BA	Energy rating B
Valid until 28 April 2031	Certificate number 1281-1283-7791-7167-8619

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



BEN PATER

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