

OF INTEREST TO INVESTOR & OWNER OCCUPIER MODERN INDUSTRIAL WAREHOUSE UNIT

4,950 SQ FT (Producing rental income of £72,500 per annum exclusive/Vacant possession opportunity)

FOR SALE

s|b|h

Page & Read

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Unit 5, The io Centre, 59-71 River Road, Barking, Essex IG11 0DC

Description

The property comprises a single storey industrial unit of steel portal frame construction with full height profile steel cladding and metal roof covering. Office accommodation is arranged at first floor level.

The Property benefits for the following features:

- 7m clear internal eaves height
- Electrically operated loading door
- First floor offices with air-conditioning, suspended ceiling and recessed lighting
- 3-Phase power
- Good loading, access and parking

Location

The property is located on the popular IO Centre within the well established River Road industrial area to the south of the A13.

There is therefore good access to Central London to the west and the M25 to the east. The North Circular Road (A406) is a short distance and gives direct access to the M11 to the north.

City Airport, ExCel Exhibition Centre and Canary Wharf are all within easy reach of the property.

The new Barking Riverside Station (overground line) is within easy walking distance.



COMMERCIAL PROPERTY SPECIALISTS

Terms

The property is offered for sale. The property is Long Leasehold for a term of 999 years from the 22nd November 2002.

Occupational Lease

The property is currently occupied by Angelica's Market Limited under a lease for a term to expire 11th April 2032 at a current rent of £72,500 per annum exclusive. The lease incorporates a landlord only break option on the 12th April 2024 and the 12th April 2027. A purchaser therefore, has the opportunity to gain vacant possession of the property on those dates. Full details of the lease are available on application.

Price

We are seeking offers in the region of £1.58m for the long leasehold interest.

Accommodation

G/F Warehouse	-	3,800 sq ft
1/F Offices	-	1,150 sq ft
Total	-	4,950 sq ft

Business Rates

Business rates are payable to London Borough of Barking & Dagenham.

Service Charge

There is a service charge levied for the maintenance and security of the estate.

Energy Performance Assessment Rating

An EPC has been commissioned and will be available for inspection by interested parties.

Viewing/Further Information:

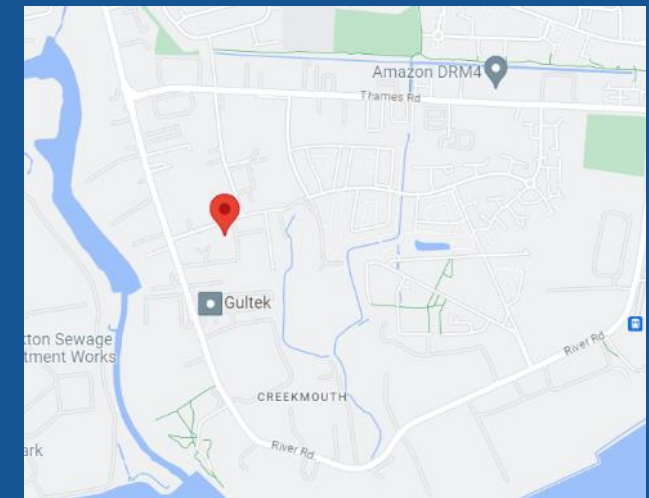
Strictly by appointment through sole agents sbh Page & Read:



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