

TO LET

**Refurbished Industrial / Warehouse
Unit**

2,717 sq. ft. (252 m²)

**UNIT 8, BANKSIDE PARK INDUSTRIAL ESTATE,
28 Thames Road, Barking, Essex IG11 0HZ**

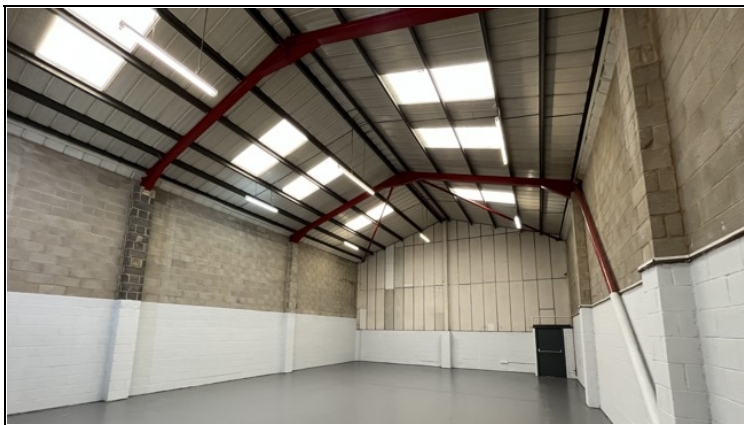
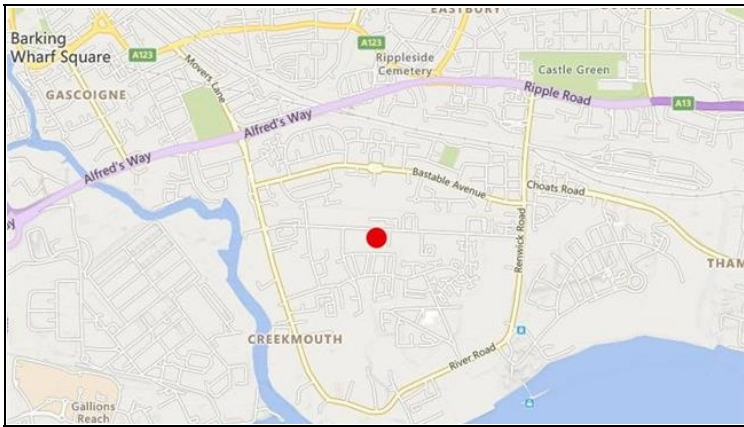


- 6m eaves height
- Canopy loading area
- Roller shutter access

- 3 phase power
- Height to apex 7.8m
- Ground and first floor office accommodation

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The property is situated on the Bankside Park Industrial Estate in Thames Road which links to River Road and Renwick Road just south of Ripple Road A13 in Barking. This provides easy access to the A406 to the west and the M25 to the east.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with ancillary office accommodation provided on ground and first floors. The office benefits from both kitchen and WC facilities.

ACCOMMODATION

Warehouse:	1,879 sq. ft. (175 m ²)
Ground Floor Office:	419 sq. ft. (39 m ²)
First Floor Office:	419 sq. ft. (39 m ²)
Total:	2,717 sq. ft. (252 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£47,500 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band E.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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