

TO LET (MAY SELL)

Warehouse / Workshop

3,882 sq. ft. (361 m²)

UNIT 24, RIPPLESIDE COMMERCIAL ESTATE,

Ripple Road, Barking, Essex IG11 0RJ



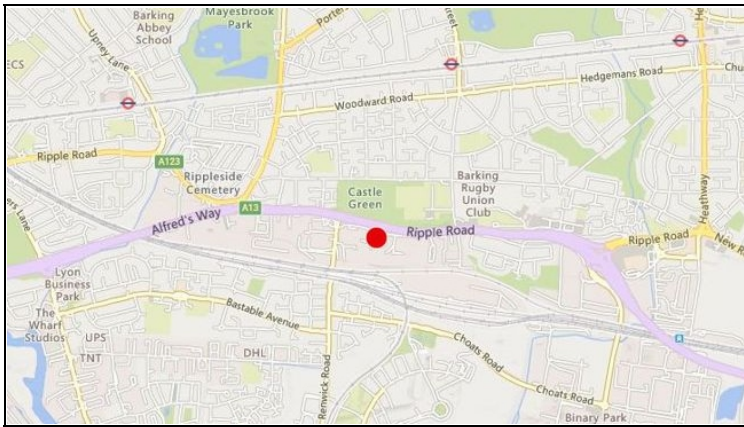
- Open plan warehouse/workshop
- Popular estate
- Excellent road links via A13

- 3 phase power
- Detached unit
- 3m min. eaves height

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is situated on the popular Rippleside Commercial Estate on the south side of the A13 with easy access to Central London, Docklands, the A406/M11 and the M25. Additionally, numerous bus routes pass the location providing good public transport connections.

DESCRIPTION

The property comprises an open plan warehouse/workshop area with a mezzanine level for storage. Towards the rear of the property comprises office accommodation fitted out to a good standard, with further WC facilities as well as a kitchenette. The property is accessed via a roller shutter door.

ACCOMMODATION

Main Warehouse:	3,661 sq. ft. (340 m ²)
Mezzanine:	221 sq. ft. (21 m ²)
Total:	3,882 sq. ft. (361 m²)

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

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, the freehold sale of the property may be considered, further details on application.

RENT / PRICE

On application.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £20,250. Interested parties are advised to make their own enquiries of the London Borough of Barking and Dagenham.

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:

Ben Collins
Tel: 01708 766733 / 07740 565222
Email: ben.collins@kemsley.com

Kieran Conlan
Tel: 01708 766733 / 07969 743810
Email: kieran.conlan@kemsley.com

Taylor Phillips
Tel: 01708 766733 / 07538 156411
Email: taylor.phillips@kemsley.com

Ref: AR4803/BC 02.24



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.