

## Unit 2, 30 Thames Road, Barking, IG11 0HZ



Unit with first floor offices & storage  
Approx. 4,720 sq ft (439.2 sq m)

### TO LET ON NEW LEASE

- Electrically operated loading door
- Toilets to ground & first floor
- Kitchen
- Mezzanine storage
- Parking

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx. 2 miles away and Dagenham Dock (C2C) only 3 miles distant. The A406 providing connection with the National Road Network is approx. 2 miles from the property.

### The property

A mid terrace property comprising a ground floor unit with electric loading door access to the front and toilet facilities. Two stairways lead to the first floor accommodating offices with kitchen and toilet and additional storage.

Externally, to the front is parking.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	2,408 sq ft	223.9 sq m
Offices	1,103 sq ft	102.5 sq m
Storage	1,212 sq ft	112.7 sq m
<b>Total</b>	<b>4,720 sq ft</b>	<b>439.2 sq m</b>

### Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

### Figures

Offers in the region of **£48,000pax** are invited.

### Business rates

The Rateable Value (2023) is £23,750, making the rates payable approx., £11,637pa (2023/24). However, interested parties are advised to satisfy themselves in this respect.

### Legal costs

Each party is to be responsible for the payment of its own legal costs.

### Energy Performance Certificate (EPC)

The EPC is D100, expiring May 2030.

### Agent's Note

No warranty is given in respect of the current planning use.  
None of the amenities or fixtures and fittings have been tested.  
All terms are exclusive of VAT (if applicable).

### Enquiries/viewing

Please contact us on 01708 860696 or Email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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