

Unit 11 Atcost Road, Barking, IG11 0EQ



Unit approx. 5819 sq ft (541.1 sq m) with covered loading approx. 1962 sq ft (182.4 sq m) and rear yard approx. 2395 sq ft (222.7 sq m)

TO LET - RENT REDUCED

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) approx. 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 of concrete portal frame beneath a dual pitch metal profile roof. Comprising a ground floor unit with two loading doors to the front and two to the rear. There is an open sided store to the rear, opening onto a private enclosed yard.

To the front is vehicle parking across the frontage of the unit.

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

Unit	5819 sq ft	541 sq m
Covered loading	1962 sq ft	182 sq m
Yard	2395 sq ft	222 sq m

Terms

To be let for a flexible term to be agreed including 6 month break notice.

Figures

£60,000 per annum exclusive. We are advised that the rent is not subject to VAT.

Business rates

To be advised.

Legal costs

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

EPC

The EPC assessment is in the process of being prepared.

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

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