

TO LET

Industrial/Warehouse Unit

2,483 SqFt (230.67 SqM)

UNIT 1, BUZZARD CREEK INDUSTRIAL ESTATE

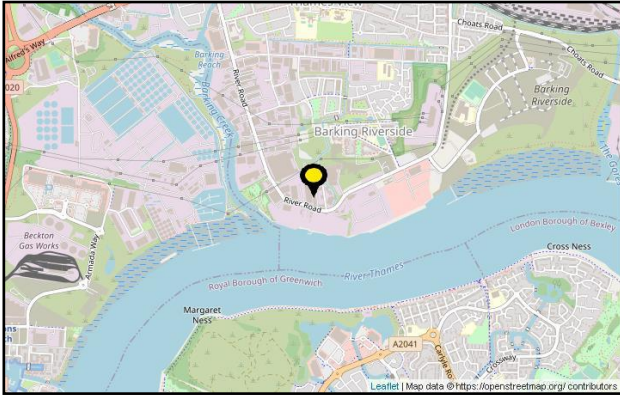
River Road, Barking, Essex, IG11 0EL



- Gated estate
- Roller shutter loading door
- 3 Phase power
- Ancillary office and WC facilities
- 24 hour access
- Estate CCTV

KEMSLEY
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



*indicative internal photo

LOCATION

The popular Buzzard Creek Industrial Estate is situated on River Road in Barking providing excellent access to the A13 which in itself provides good access to the City of London and the A406 North Circular Road to the west and the M25 Junction 30 to the east.

DESCRIPTION

The property comprises an end-of-terrace industrial unit of steel frame construction benefitting from primarily clear warehouse accommodation with ancillary office and WC facilities. Externally, the property benefits from a loading area to the front of the unit with additional parking available in the centre of the estate.

ACCOMMODATION

Total	2,483 SqFt / 230.67 SqM
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The above floor areas are approximate and have been provided by our client 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.

EPC

The property has a Rating of D.

RENT

£35,000 per annum exclusive

VAT

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

BUSINESS RATES

Further details upon request.

LEGAL FEES

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

CONTACT

Strictly by appointment via joint agents:

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