

TO LET (MAY SELL)

Warehouse Unit

23,472 SqFt (2,180.55 SqM)

UNIT 2 RENWICK ROAD

Barking, Essex IG11 0SH

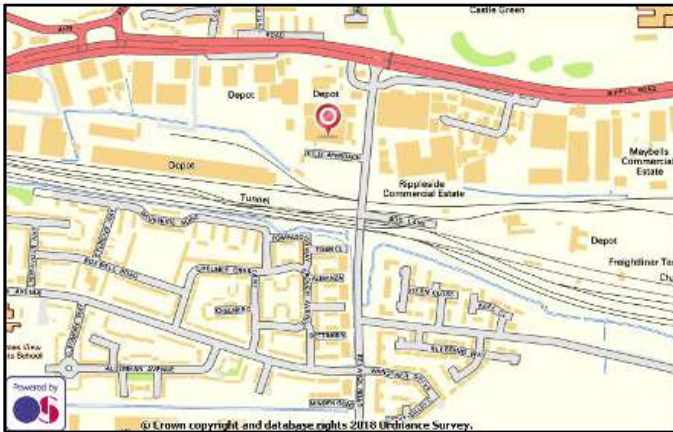


- Front and rear roller shutter access
- Ancillary offices
- Canopy loading
- Previously successful Cash & Carry business

- Excellent access to A13
- Gated car park
- 3 Phase Power
- WC/Kitchen facilities

KEMSLEY
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is located off Renwick Road and is a short distance from its junction with the A13. The A13 provides direct access to the M25 junction 30 to the east and access to the A406 North Circular Road and City to the west.

DESCRIPTION

The property comprises a warehouse unit of concrete frame construction with a minimum eaves height of 3.7m. The unit comprises predominantly clear open warehouse accommodation with ancillary office, kitchen and WC facilities. Externally, the unit benefits from front and rear loading, a canopied loading area and secure car park.

ACCOMMODATION

Warehouse: 21,916 SqFt / 2,036.1 SqM

Mezzanine: 1,556 SqFt / 144.5 SqM

Total: 23,472 SqFt / 2,180.6 SqM

Canopy: 1,235 SqFt / 114.8 SqM

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 property may be available for sale on a freehold basis with vacant possession.

EPC

An EPC Certificate has been commissioned at Band D.

RENT/PRICE

Upon application.

VAT

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

BUSINESS RATES

Further information available on request.

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

Email: ben.collins@kemsley.com

Kieran Conlan

Tel: 01708 766733

Email: kieran.conlan@kemsley.com

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.

