

Katella Trading Estate, River Road, Barking, IG11 0DG



Warehouse/Showroom/Office Units

TO-LET *RENT REDUCED*

Approx. 490 sq ft (45.4 sq m) to 7,104 sq ft (660.6 sq m)

- 24 hour access
- Fenced & gated car park
- Close to A13 and Dagenham Docks
- Singular or multiple options available
- 5 car spaces

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. 1.6 miles away and Dagenham Dock (C2C) only 3.2 miles distant. The A406 providing connection with the National Road Network is approx. 2.2 miles from the property.

The property

Three units are available. Units 4 and 4b can be combined with maximum heights between approx. 4.5m and 5.4m. Unit 4 has a roller shutter door. Unit 4b has a pedestrian access but this can be replaced for a loading door by the landlord. Unit 3b is currently being used as a show room with 2 offices and storage to the rear. On site there are 5 available parking spaces. There are shared ladies/gents toilets.

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

Unit 2b	490 sq ft	45.4 sq m	LET
Unit 3b	1,690 sq ft	157.0 sq m	LET
Unit 4	3,210 sq ft	298.2 sq m	
Unit 4b	1,714 sq ft	159.2 sq m	
Total	7,104 sq ft	660.6 sq m	

Terms

To be let on a new full repairing and insuring lease for a maximum term expiring 14th September 2026.

Figures

Offers in the region of:-

Unit 2b	£12,250 pax	LET
Unit 3b	£30,000 pax	LET
Unit 4	£40,000 pax	
Unit 4b	£25,000 pax	

Business rates

The Rateable Value (2023) is as follows:

		Rates Payable
Unit 2b	TBA	
Unit 3b	£11,500	*Nil
Unit 4	£18,500	£9,065
Unit 4b	£11,000	*Nil

*Assuming the tenant qualifies under Small Business Rate Relief. Interested parties should satisfy themselves fully in this respect.

Legal costs

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

Energy Performance Certificate (EPC)

Awaiting reassessment.

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



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