



TO LET 10,411 SQ FT

MODERN INDUSTRIAL WAREHOUSE UNIT

FULLY REFURBISHED



THE IO CENTRE

BARKING • IG11 0DR

ESTABLISHED INDUSTRIAL /
DISTRIBUTION CENTRE



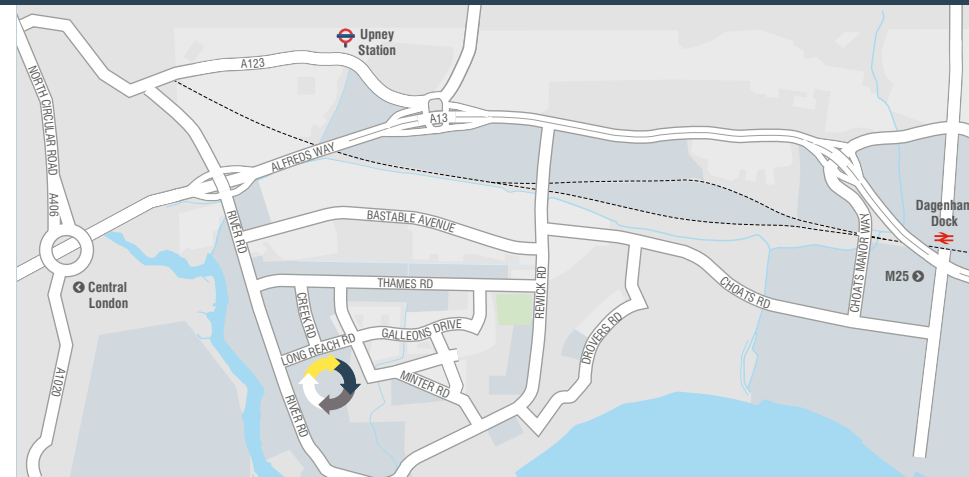
WELL CONNECTED. CENTRALLY LOCATED BETWEEN THE A13, M25 AND A406 TO PROVIDE ACCESS TO MAJOR TRANSPORT NETWORKS.

THE IO CENTRE IS SITUATED WITHIN THE WELL ESTABLISHED RIVER ROAD INDUSTRIAL AREA OF BARKING ON THE EAST SIDE OF RIVER ROAD, JUST SOUTH OF THE JUNCTION WITH THAMES ROAD.

Unit 2 is well located at the entrance to the IO Centre. The property comprises an end terrace unit of steel portal frame construction, providing clear warehouse/ industrial space with first floor office accommodation approached by way of a separate personnel entrance. At the front of the property there is a good open yard area with allocated car parking.

THE PROPERTY HAS BEEN FULLY REFURBISHED AND BENEFITS FROM THE FOLLOWING FEATURES:

- 7m internal eaves height
- First floor offices
- Full height metal cladding
- Double glazed windows
- Clear span steel portal frame
- Full height up and over electrically operated loading door
- Separate personnel door to offices
- Offices with suspended ceiling and recessed lighting
- 3 phase power and gas
- External lighting



LEASE

The property is available on a new lease on terms to be agreed.

RENT

At an initial rent of £125,000 per annum exclusive of vat, business rates and service charge.

BUSINESS RATES

Business rates are payable to London Borough of Barking and Dagenham.

ACCOMMODATION

Floor	Use	sq ft	sq m
Ground	Warehouse	9,291	863
First	Office	1,120	104
Total		10,411	967

Measured on a GIA basis

SERVICE CHARGE

There is a service charge which covers security on the Estate and maintenance of common areas. The service charge for the unit is to be advised.

EPC

Rating C66.

LEGAL COSTS

Each party is responsible for their own legal costs in relation to this transaction.



Conditions under which these particulars are issued All details in these particulars are given in good faith, but Gerald Eve LLP & sbh Page & Read for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP & sbh Page & Read have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP & sbh Page & Read, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP & sbh Page & Read or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's & sbh Page & Read liability which cannot be excluded or limited by law. Particulars issued May 2018

VIEWING

For further information about the building and to arrange a viewing please contact our joint agents Gerald Eve and SBH Page & Read:

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