

Yard 16b Rippleside Commercial Estate, Barking, IG11 0RJ



Unit approx. 1,385 sq ft (129 sq m)
with Modular Office

Yard approx. 3,000 sq ft (279 sq m) possibly available

To Let

Location

Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx 3 miles away and Dagenham Dock (C2C) only 1.6 miles distant. The A406 providing connection with the National Road Network is approx 3 miles from the property.

The property

An end-terrace unit with internal office, toilets and kitchenette. An additional modular office is located adjacent.

The internal height is approx. 3m and the unit is fitted with an alarm and CCTV. 3-phase power is connected. A new electrically operated loading door is in the process of being installed.

Externally, there are 3-4 car spaces on the road outside the premises and 1 additional within the boundary fence.

There is the possibility of a 3000 sq ft private yard to the rear, further details of which are available on request.

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

Unit	1,385 sq ft	129 sq m
Modular office	160 sq ft	15 sq m

Note: Yard approx. 3000 sq ft (279 sq m) possibly available.

Terms

To be let on a new lease for a term to be agreed excluding a right of renewal on expiry, with periodic upward only rent reviews.

Figures

£23,500 per annum exclusive UNIT

£19,500 per annum exclusive YARD

We understand that VAT is not payable on the rent.

Business rates

The unit is in the process of being re-assessed, further details of which are available on request.

Legal costs

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

EPC

A quotation 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 quoted exclusive of VAT (if applicable)

Enquiries/viewing

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