

# OPEN STORAGE SITE TO LET

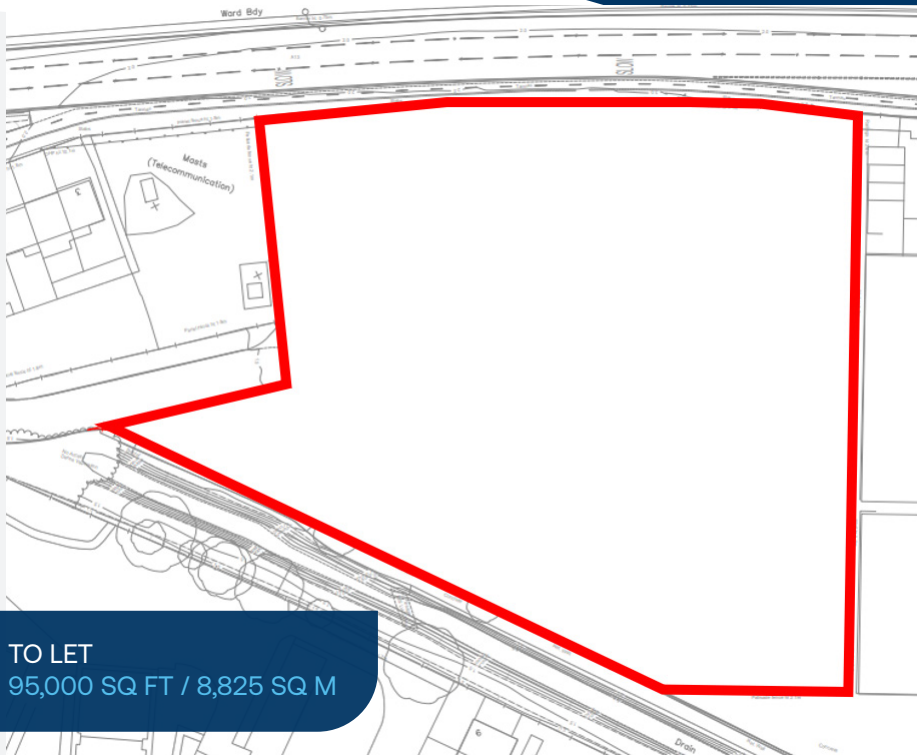
**COGENT**  
REAL ESTATE

A13

POWER59, POWER PARK BARKING, ALFREDS WAY, BARKING, IG11 0AX  
95,000 SQ FT / 8,825 SQ M

TO LET

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SAT NAV: IG11 OAX

## LOCATION

The site is located adjacent to the A13, which is directly accessed within 0.1 miles, leading towards the A406 (0.5 miles) and Central London (9 miles). Barking train station is 3 miles from the site, offering regular services to Central London.

## DESCRIPTION

The site measures c.95,000 sq ft (c.2.2 acres). The plot will be surfaced with compacted Type 1 and a road planings finish. It is possible the site could be sub-divided if required.

## BUSINESS RATES

Subject to rates revaluation in April 23.

## ACCOMMODATION

The site provides the following approximate area:

	SQ FT	SQ M
<b>YARD AREA</b>	<b>95,000</b>	<b>8,825</b>

## TERMS

A new lease is available on terms to be agreed.

## VAT

The property is elected for VAT therefore it will be applicable on the Rent.

## FOR FURTHER DETAILS PLEASE CONTACT:

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