

# SECURE FENCED & GATED OPEN STORAGE SITE Approx 1 Acre

TO LET

s|b|h  
Page & Read

[sbhPageRead.co.uk](http://sbhPageRead.co.uk)

72 to 76 River Road, Barking, Essex IG11 0DS

## Location

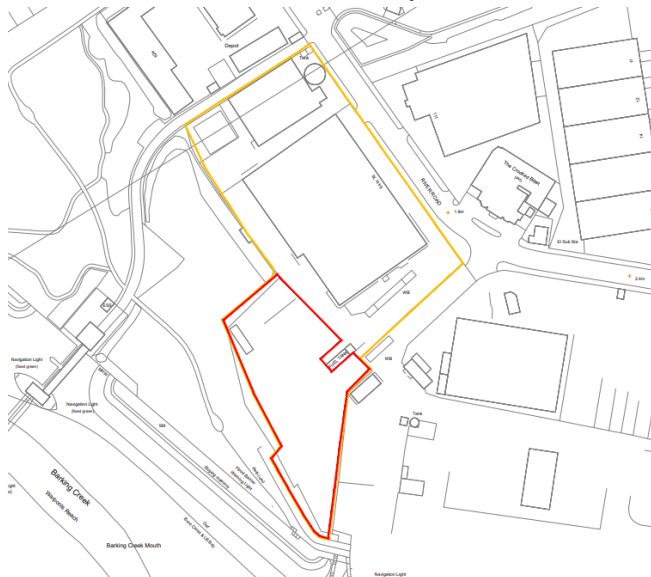
The site is situated towards the southern end of River Road within an area occupied by well-established industrial and manufacturing operations.

There is good access to the A13 which subsequently provides a direct route to Canary Wharf, Royals Docks and the City, and the M25 to the east. The nearby A406, A13 roundabout gives good access to the north and the M11.

The new Barking Riverside station (Overground Line) is within walking distance, City Airport and Excel Exhibition Centre are within easy reach via the A13. Numerous bus routes provide good public transport connections.

## Description

The site is located within the Suez Waste Management facility in River Road. It has the benefit of being level throughout, fully concreted and serviced with power, water and drainage. The site is secure and monitored by CCTV. Access off River Road is jointly with Suez.



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## Area

The site extends to an area of approximately 1 acre.

## Lease

The site is available on a short term lease, full terms on application.

## Rent

At a rent of £160,000 per annum.

## Business Rates

The tenant will be responsible for business rates payable to London Borough of Barking.

## Legal Costs

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

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**NICK HAYWOOD**

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