

MODERN INDUSTRIAL/WAREHOUSE UNIT WITH
SECURE YARD
6,279 SQ FT

TO LET

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Unit 17, The io Centre, 59-71 River Road, Barking, IG11 0DR

Location

The io centre is located within the established River Road Industrial area of Barking, approximately half a mile from the junction of the A13 trunk road, which provides good access to Central London and Docklands to the west and the M25 to the east. The North Circular Road (A406) is a short distance and gives good access to the M11 to the north.

City Airport, ExCel Exhibition Centre and Canary Wharf are all within easy reach of the property. The new Barking Riverside station (overground line) is within a short walking distance.



The Property

The property comprises a single storey industrial / warehouse unit of steel portal frame construction with full height profile steel cladding and metal roof covering.

The office accommodation is arranged on the first floor and is approached by way of a separate personnel door to a ground floor reception.

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Amenities

The property benefits from the following features:

- 7m high internal eaves height
- Electrically operated level access loading door
- Good quality first floor offices
- Male and female WC's
- 3 phase power.
- Fenced and gated yard

Floor Area

Ground Floor:	5,560 sq ft
First Floor Offices:	719 sq ft
Total	6,279 sq ft

Lease

A new lease is offered by the Landlord for a term by negotiation.

Rent

At an initial rental of £130,000 per annum exclusive of VAT, service charge, business rates and all other outgoings.

Business Rates

Business rates are payable to London Borough of Barking & Dagenham. Interested parties should make their own enquiries.

Service Charge

The tenant will be responsible for service charge payable for the maintenance and security of the estate. Full details on application.

Energy Performance Assessment

An EPC has been commissioned and will be available for inspection by interested parties.

Legal Costs

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



Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



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which particulars are issued.

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