

WAREHOUSE / INDUSTRIAL UNIT

16,140 SQ FT plus Yard

TO LET

Unit 9, Maybells Commercial Estate, Ripple Road, (A13), Barking IG11 0TP



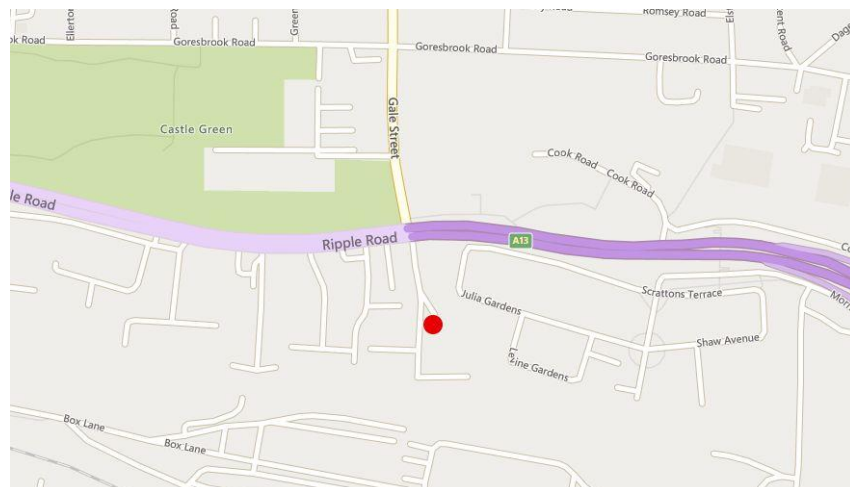
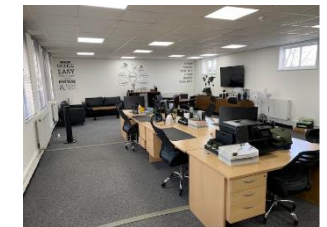
Description

The property comprises an end-of-terrace warehouse unit of steel portal frame construction. The property benefits from loading doors at the front and rear of the unit. Refurbished first floor offices are approached by way of a separate personnel entrance.

Location

The Maybells Commercial Estate is situated directly off the London bound carriageway of the A13 (Ripple Road) approximately quarter of a mile to the east of the junction with Renwick Road.

The A13 provides easy access to the A406 North Circular Road and Central London to the west and the M25 to the east.



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Lease

The property is available on a new lease from the Landlord for a term by negotiation.

The lease to contracted outside of the Landlord & Tenant Act Security of Tenure Provisions.

Rent

£218,000 per annum exc of vat

Business Rates

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

Service Charge

A service charge is payable as a contribution to security and maintenance of the common areas of the estate.

Accommodation

The unit extends to the following Gross Internal Floor Area:

Ground Floor	-	14,600 sq ft
First Floor Office	-	1,540 sq ft
Total	-	16,140 sq ft

Specification

- Steel Portal frame construction
- 5.5m internal eaves height
- First floor offices
- Full height roller shutter door
- Yard at the rear of the property with separate loading access
- Good access and loading
- 3-phase power
- Secure gated estate

Energy Performance Certificate

The property currently has an EPC rating of E 101.

Legal Costs

Each party is responsible for their own legal costs.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



NICK HAYWOOD

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sbh Page & Read conditions under which particulars are issued.

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