



## Warehouse/Industrial Unit TO LET

**4,680 sq ft**

**Unit 35, Trafalgar Business Centre, River Road,  
Barking IG11 0JU**

Local Knowledge, Regional Coverage

Basildon  
01268 851600

Docklands  
020 7474 9898

Enfield  
020 8342 2700

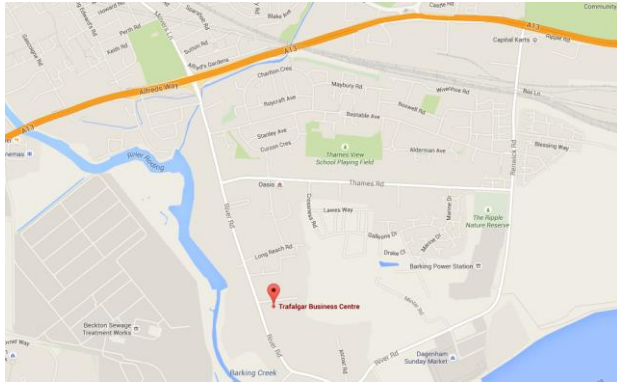
Farringdon EC1  
020 7256 7400

Harlow  
01279 626555

Romford  
01708 877866

## Location

The Trafalgar Business Centre is located within the established River Road business area of Barking having the benefit of easy access to the A13 and subsequently A406, M25, M11 and Central London.



## Description

The property comprises an end of terrace modern industrial/warehouse unit having the benefit of the following features:

- 6.2 m eaves height
- Portal frame construction
- Full height loading door
- Fitted offices at first floor
- Heating and lighting
- 3 phase power and gas
- 4 car parking spaces

## Accommodation

4,680 sq ft.

## Lease

The property is available on a new full repairing and insuring lease

## Rent

£13 per square foot.

## Service Charge

The current service charge stands at £2,500 per annum.

## Business Rates

From information available on the Valuation Office web-site, we list below the current rating assessment for this property.

Rateable Value : £37,000

## Energy Performance Certificate

An EPC has been commissioned and will be available shortly.

## Viewing/Further Information:

Strictly by appointment through joint sole agents;



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