

# INDUSTRIAL

BUSINESS  
SPACE  
AGENCY



TO LET



## ABBEY WHARF INDUSTRIAL ESTATE, KINGSBRIDGE ROAD, BARKING, ESSEX, IG11 0BP

### WAREHOUSE UNITS EXTENDING TO 6,500 – 12,000 SQ. FT.

- ON SITE CAR PARKING
- SODIUM LIGHTING
- ELECTRIC ROLLER SHUTTER DOOR
- SECURE ESTATE
- 3 PHASE POWER
- 5.5M EAVES

### LOCATION

The Abbey Wharf Industrial Estate is located on the south side of the A13 off Kingsbridge Road and close to the junction with Alfreds Way (A13).

The development is well located for easy access to Central London and within close proximity to the A406, A13 Beckton roundabout junction, which in turn links to the M11 to the north. The M25 is approximately 8 miles to the east.

### DESCRIPTION

Industrial / warehouse unit of portal frame construction with an eaves height of approximately 5.5m and having the benefit of a full height loading door. Office accommodation is provided at first floor level.

WELL PLACED

PROPERTY ADVISORS



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### ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Standards 1st edition (incorporating International Property Measurement Standards), and has the following Gross Internal Area.

AVAILABLE UNITS	SQ FT	SQ M
Unit L	6,500	604
Unit E	12,000	1,114
Unit J	6,500	604

### TERMS

The units are available on a new lease from the landlord for a term open to negotiation.

The lease will exclude the Security of Tenure Provisions of the Landlord & Tenant Act 1954. £8.50 per sq ft pax.

### RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local authority to verify the current rates payable.

### SERVICE CHARGE

A service charge is payable which forms the tenant's contribution towards the maintenance and upkeep of the estate. Further details are available upon request.



### ENERGY PERFORMANCE CERTIFICATE

0896-9091-6330-4200-6703 - D99

## CONTACT

For further details on these and many other available properties please contact:

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