

# **SINGLE STOREY WAREHOUSE/INDUSTRIAL TO LET**

## **Portland Commercial Estate, Ripple Road, (A13) Barking, Essex**

6,275 sq ft (582.97 sq m) – 34,215 sq ft (3,178.70 sq m) approx



- **Clear Span Areas**
- **Headroom 21 ft. (6.04m) – 24 ft. (7.32m)**
- **Covered Loading Bays**
- **1<sup>st</sup> Floor Offices**
- **Prominent Estate off A13**

Herts & North London 020 8342 2700 | City (EC1) 020 7256 7400

Harlow & M11 01279 626555 | Docklands & East London 020 7474 9898

Commercial Property Agency - Investment & Development - Valuations - Rent Reviews & Lease Renewals.

## PORTLAND COMMERCIAL ESTATE

The estate is situated between Renwick Road and Chequers Lane on the south side of the A13 having good access to Central London, Docklands, The A406/M11 extension, M25 and to the south via the Blackwall and Dartford Tunnels.

The accommodation available comprises modern clear span warehouse/industrial units within two terraces of concrete portal frame construction with elevations of brick and cladding above. Concrete floors and insulated corrugated asbestos roofs with translucent panels.

Each unit has either one or two large roller shutter doors approximately 12 ft (3.66m) wide and a useful covered loading area. Offices are provided at first floor level with ground floor entrance lobby and WC facilities.

### GROSS INTERNAL FLOOR AREAS (Approx)

Unit	Ground Floor (inc office entrance & WC's)	First Floor Offices	Covered Loading	Total
2	9,075 sq. ft (843.10 sq. m)	685 sq. ft (63.64 sq.m)	690 sq. ft (64.10 sq. m)	10,450 sq. ft (970.84 sq. m)
6	6,285 sq. ft (583.90 sq.m)	655 sq. ft (60.85 sq.m)	690 sq. ft (64.10 sq.m)	7,630 sq.ft (708.85 sq.m)
7	6,285 sq. ft (583.90 sq.m)	655 sq. ft (60.85 sq.m)	690 sq. ft (64.10 sq.m)	7,630 sq.ft (708.85 sq.m)
8	6,275 sq. ft (582.97 sq m)	685 sq. ft (63.64 sq. m)	690 sq. ft (64.10 sq. m)	7,650 sq. ft (710.71 sq. m)
9	6,295 sq.ft (584.83 sq.m)	690 sq.ft (64.10 sq.m)	690 sq.ft (64.10 sq.m)	7,675 sq.ft (713.03 sq.m)
<b>Total</b>	<b>25,150 sq ft (3,178.70 sq m)</b>	<b>3,370 sq ft (313.08 sq m)</b>	<b>3,450 sq ft (320.55 sq m)</b>	<b>41,035 sq ft (3,812.30 sq m)</b>

### TERMS

To be let on new full repairing and insuring leases for a term to be agreed. Rent £6.50 per sq ft per annum exclusive of service charge and uniform business rates.

### LEGAL COSTS

All legal costs to be borne by the ingoing tenant(s).

Viewing is strictly by appointment via joint sole agents:

#### sbh Page & Read

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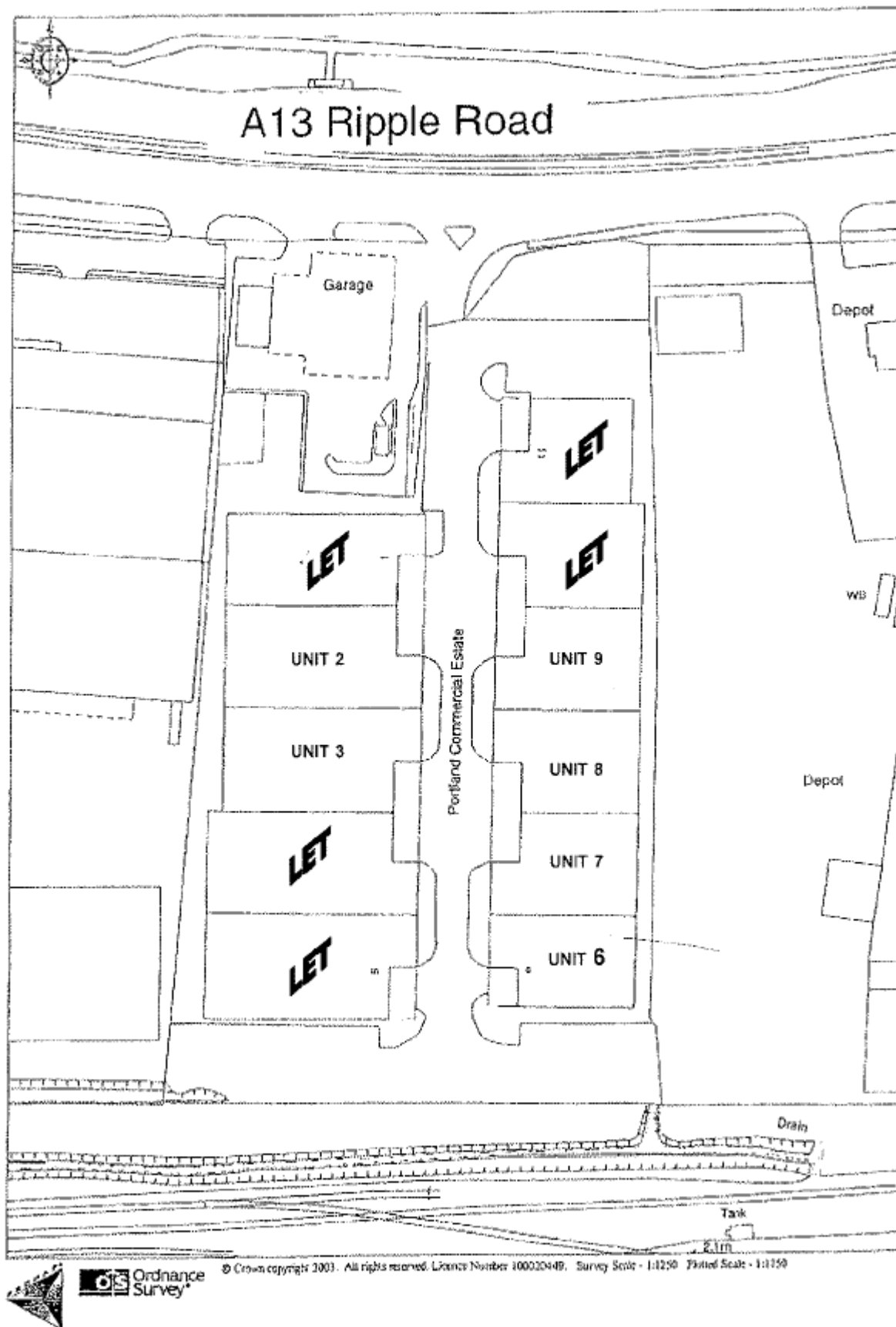
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June 2009

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