



MODERN INDUSTRIAL / WAREHOUSE UNIT

TO LET

13,498 sq ft + Secure Yard

**Unit 9, The io Centre, 59-71 River Road,
Barking IG11 0DR**

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 io Centre is situated within the well-established River Road industrial area of Barking on the east side of River Road, just south of the junction with Thames Road.

This is a well-connected location with easy access to the A13 and subsequently the M25 and A406 North Circular Road.



The Property

The property comprises a detached, industrial warehouse unit of steel portal frame construction with full height profile steel cladding under a pitched roof incorporating translucent panels.

Two storey office accommodation together with reception area, WCs and kitchen is approached by way of a separate personnel entrance.

The property benefits from the following features:

- 7m internal eaves height
- First floor offices
- Double glazed windows
- Clear span steel portal frame
- Full height up and over electrically operated loading door
- Heating, lighting & air cooling to offices
- 3 phase power and gas

Floor Area

G/F Warehouse	10,411 sq ft
G/F Offices/Staff Area	1,150 sq ft
1/F Office	1,937 sq ft

Total 13,498 sq ft

The property benefits from a secure, fenced and gated yard area suitable for external storage and vehicle parking

Lease

The property is available on a new lease on terms to be negotiated

Rent

At an initial rent of £170,000 per annum exclusive of Vat, Business Rates & Service Charge.

Service Charge

TBA

Business Rates

Rates payable to the London Borough of Barking & Dagenham for 2020/21 are approx. £46,000.

Energy Performance Asset Rating

An EPC 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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