

Industrial/Warehouse Unit

To Let



Unit 2 Portland Commercial Estate, Ripple Road (A13) Barking, IG11 0TW

- **970.8 sq m (10,450 sq ft)**
- **Covered loading area**
- **Situated directly off the London bound carriageway of the A13**
- **Ancillary office accommodation**
- **Rental incentives available**



020 7183 7560

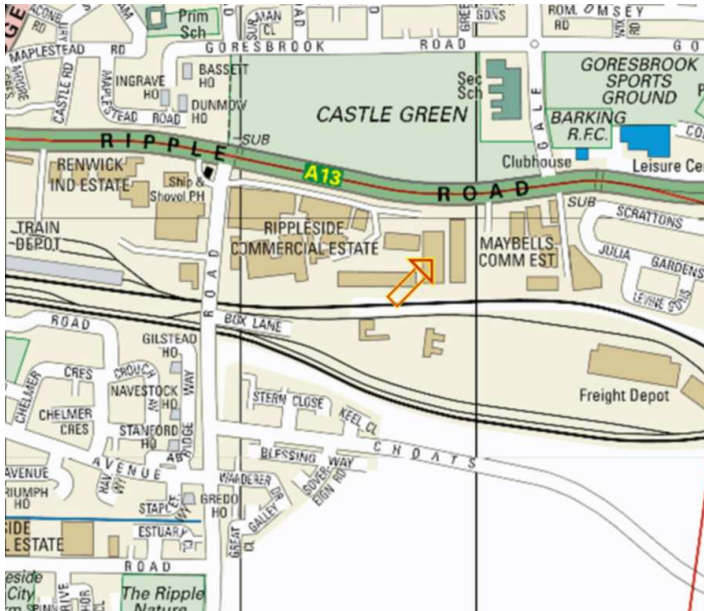


020 7183 7550

23 Castalia Square, Docklands, London E14 3NG.

Location

The Portland Commercial Estate is prominently situated on the London bound carriageway of the A13 (Ripple Road) between Renwick Road and Chequers Lane. The A13 provides easy access to the M25 (Junction 30) and Dartford tunnel to the east and to the A406 (North Circular Road), Docklands and Central London to the west.



Description

A mid terrace unit of steel portal frame construction with ancillary office accommodation and a covered loading area.

Accommodation

Floor Area	sq ft	sq m
Warehouse	9,075	843.1
Offices	685	63.6
Covered loading	690	64.1
Total	10,450	970.8

The floor areas stated above have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Amenities

- Covered loading area
- Separate parking facilities
- Ancillary office accommodation
- Full height loading door
- WC facilities

Quoted Rent

£68,000 per annum exclusive

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rates

Rateable Value (2010 – 2015).

Unit 2: £56,000

All parties are advised to make their own enquiries with the non-domestic rates department of the London Borough of Barking and Dagenham for verification of rates payable.

Service Charge

An annual service charge is payable towards the upkeep and maintenance of the estate common parts.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been requested and will be available shortly.

Legal Costs

All parties to bear their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing please contact:

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Or visit our website: www.glennleighcommercial.co.uk

