

# INDUSTRIAL

BUSINESS  
SPACE  
AGENCY



TO LET



## UNIT UNIT 4 PORTLAND COMMERCIAL ESTATE, RIPPLE ROAD, BARKING, ESSEX

### LIGHT INDUSTRIAL/WAREHOUSE EXTENDING TO 10,528 SQ FT

- 6M INTERNAL EAVES HEIGHT
- 2 FULL HEIGHT LOADING DOORS
- ELECTRICITY SUPPLY
- PARKING AREA
- ONSITE CAR PARKING

### LOCATION

Portland Commercial Estate is situated on the south side of the A13 between Renwick Road and Chequers Lane providing easy access to the A13 leading to Docklands and Central London to the west and the M25 to the east. The Blackwall Tunnel and Rotherhithe Tunnel are within close proximity.

### DESCRIPTION

The property comprises a mid-terrace, single storey industrial unit of portal frame construction with a minimum eaves height of circa 6 metres. Offices at ground and first floor levels.

WELL PLACED

PROPERTY ADVISORS



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**LIGHT INDUSTRIAL/WAREHOUSE  
EXTENDING TO 10,528 SQ FT**

### ACCOMMODATION

The property has the following area (Gross Internal Area):

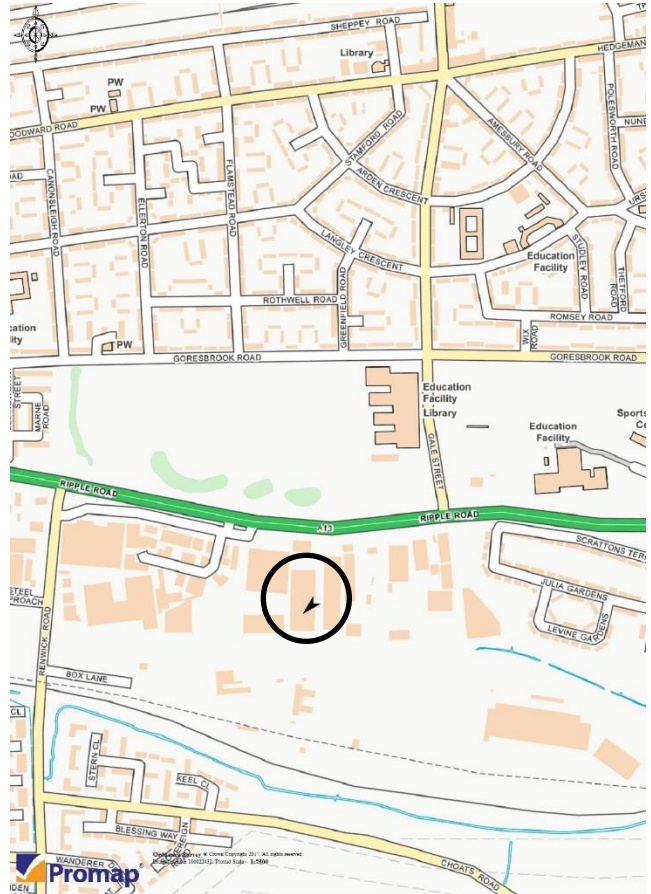
FLOOR	SQ FT	SQ M
<b>UNIT</b>		
Ground Floor	9,838	914
First Floor	689	64
<b>Total</b>	<b>10,527</b>	<b>978</b>

### TERMS

The unit is available to let on a new FRI lease for a term to be agreed. Quoting rent upon application

### RATEABLE VALUE

The unit has a rateable value as entered in the 2017 list of £29,000. Interested parties should ascertain the current rates payable with London Borough of Barking & Dagenham.



## CONTACT

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

**EAST LONDON 020 8591 6671**  
Unex Tower, Station Street, Stratford  
London E15 1DA



**Peter Higgins**  
020 3141 3534  
p.higgins@glenny.co.uk



**Jeffrey Prempeh**  
020 3141 3502  
j.prempeh@glenny.co.uk

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