

HARWIN

3 Gallions Close,
Barking, IG11 0GD

Industrial Unit with Offices
30,378 sq ft / 2,823 sq m

- 3 loading doors
- Two story office accommodation
- Close to A13 and North Circular
- Yard / Parking area
- Currently used as a Cash and Carry



To Let

LOCATION

The Property is located in Gallions Close accessed via the south side of Thames Road the A13 and North Circular within 5 minutes the location therefore has strong road links.

Rail links are provided by both C2C and London Overground from Barking Station, with the former providing services to London Fenchurch Street taking approximately 15 minutes.

DESCRIPTION

The unit is rectangular in shape, there are three loading doors to the front elevation. One has been infilled with glazing and operates as the customer entrance, one loads directly to a bakery area, and a further loading door directly to the cold store area within. The original building is constructed of masonry, with two pitched roofs, the extension is of profile metal sheeting with flat roofing.

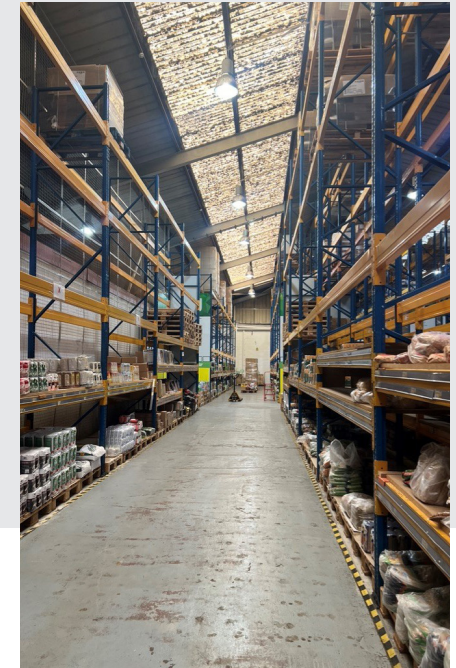
Internally the unit has been divided to provide the following elements:

- Cold store (chiller)
- Freezer store
- Bakery
- Customer chiller
- Large customer goods area fit out with racking and LED lighting
- Two storey offices within the unit providing: Offices and w/c facilities at first floor. Offices, changing rooms, security office, customer w/c's and customer café at ground floor

Please note that none of the amenities or fixtures and fittings have been tested

ACCOMMODATION

Main warehouse & Extension	29,779 sq. ft. / 2,767 sq. m
Enclosed Canopy	599 sq. ft. / 56sq. m
Total	30,378 sq. ft. / 2,823 sq. m





LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

TENURE

The property/properties are available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

C

RENT

ROA

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

HARWIN

Viewings available by appointment



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Details prepared on 26th March 2024

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