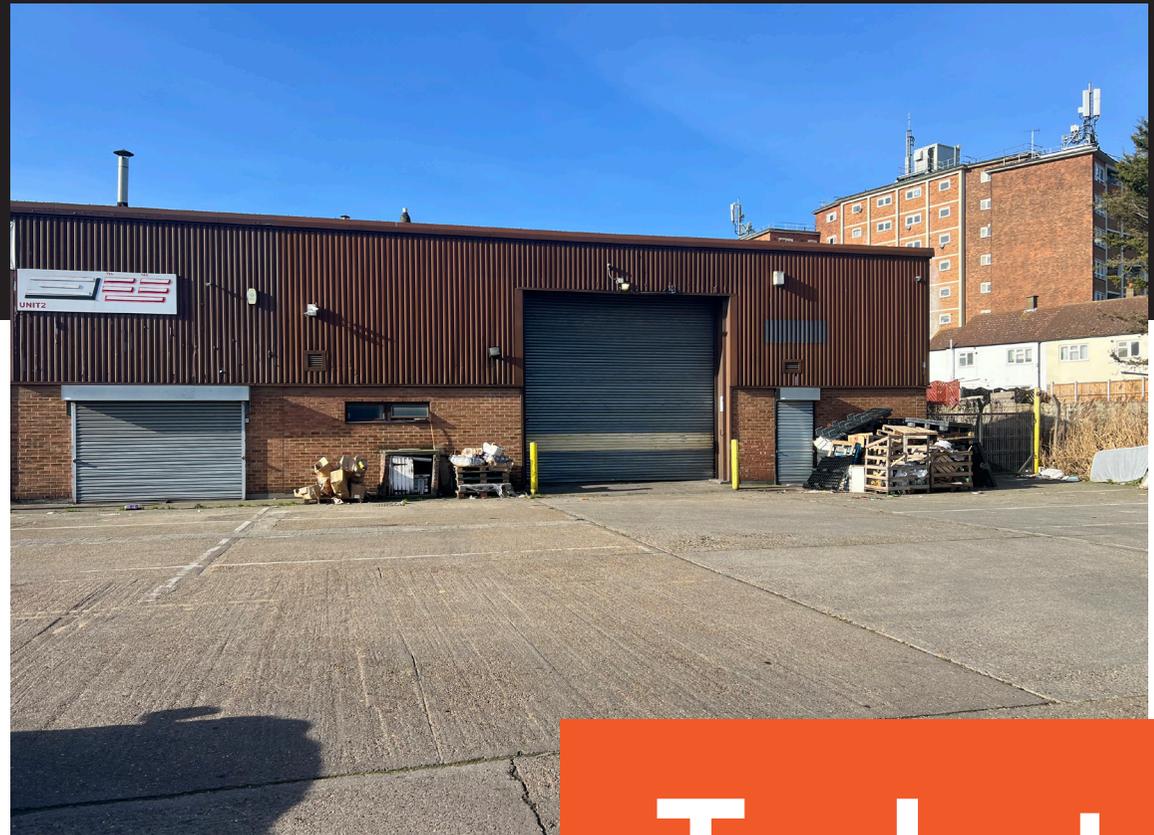


HARWIN

Unit 1, 9 Thames Road,
Barking, IG11 0HN

Warehouse/Industrial Unit
5,674 sq ft / 527.2 sq m

- Two first floor offices
- Generous car parking
- Minimum eaves height 5.25m
- W.C. accommodation and kitchen
- 3 phase power supply



To Let

LOCATION

Unit 1 9 Thames Road is situated on the northern side of Thames Road, a popular commercial location within the heart of the main industrial area of Barking, centred around River Road.

The estate is well served by road, with the A13 running to the north and providing access to the A406 and the City to the west and junction 30/31

of the M25 motorway to the east.

Rail links are available at Barking Riverside DLR station, with mainline services into London Fenchurch Street from Barking Station to the north, alongside London Underground facilities (Hammersmith & City and District Lines).

DESCRIPTION

The property comprises of a light industrial/warehouse unit with a ground floor GIA of 5,247 sqft (487.46 sqm) plus two first floor offices totally 427 sq ft (39.67 sqm).

The property benefits from 11 car parking spaces, a minimum eaves height of 5.25m, 3 phase power supply, Kitchen and two W.Cs.

RENT

£85,500

per annum exclusive

ACCOMMODATION

Ground Floor	5,247 sq. ft. / 487.5 sq. m.
First Floor Offices	427 sq. ft. / 39.7 sq. m.
Total	5,674 sq. ft. / 527.2 sq. m.

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.

BUSINESS RATES

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

LEGAL & PROFESSIONAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

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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.



Daniel Robson

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Viewings available by appointment

Details prepared on 14th March 2024

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