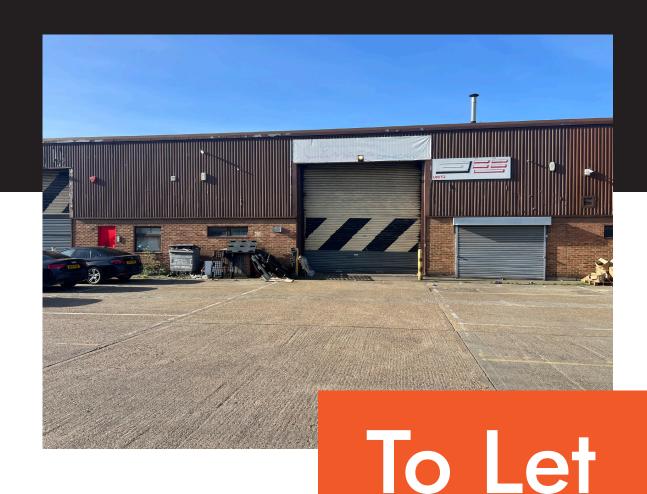
# HARWIN

Unit 1, 9 Thames Road, Barking, IG11 OHN

Warehouse/Industrial Unit 5,707 sq ft / 530 sq m

- · Clear internal height 5.26m
- · Electric roller shutter loading door
- · Ancillary ground & first floor offices
- · All main services including 3 phase power
- · WC accommodation and kitchen
- · 8 car parking spaces



## **LOCATION**

Unit 2 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 a modern single storey industrial/warehouse building of steel portal frame construction.

Commercial access is provided by a centrally positioned roller shutter loading door with a separate personnel entrance to the ground floor offices.

## **RENT**

£85,500

per annum exclusive

#### ACCOMMODATION

Ground Floor

Mezzanine Office Area

Total

5,213 sq. ft. / 484 sq. m.

497 sq. ft. / 46 sq. m.

5,707 sq. ft. / 530 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 CERTICATE (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** 07901 688 983 daniel.robson@harwinproperty.co.uk

Viewings available by appointment

# Details prepared on 14th March 2024

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