

HARWIN

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

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



To Let

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

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

Mezzanine Office Area

497 sq. ft. / 46 sq. m.

Total

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 CERTIFICATE (EPC)

C

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

Misrepresentation Act 1967: Harwin Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Harwin Property Consultants Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment