

## Unit 23 Rippleside Commercial Estate, Barking, IG11 0RJ



Detached Unit approx. 7,575 sq ft (704.4 sq m)  
with Yard approx. 2,543 sq ft (236 sq m)

### TO LET

- Substantial mezzanine
- 3-phase power
- Manual roller shutter doors (x2)
- Ground floor office
- Toilet & kitchenette

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx 3 miles away and Dagenham Dock (C2C) only 1.6 miles distant. The A406 providing connection with the National Road Network is approx 3 miles from the property.

### The property

The premises are of brick construction beneath pitched steel truss corrugated asbestos roof. There are two manual roller shutter loading doors to the front.

Internally, there is an office and toilet block with a small kitchenette. A substantial mezzanine floor is fitted. The unit has three phase power and fluorescent lighting. The eaves height is approx. 3.3m (approx. 2.7m beneath the mezzanine), rising to approx. 6.5m to the apex.

Externally, there will be a fenced yard space and there is a lean too providing additional storage space.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	5,986 sq ft	556.3 sq m
Mezzanine	1,589 sq ft	147.7 sq m
<b>Total</b>	<b>7,575 sq ft</b>	<b>704.4 sq m</b>
Lean too	800 sq ft	74.4 sq m
Yard	2,543 sq ft	236.4 sq m

### Terms

To be let on a new, full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

### Figures

**£67,500 pax. VAT is NOT payable.**

### Business rates

The Ratable Value (2017) is £40,750, making Rates Payable £20,008.25 per annum (19/20).

### Legal costs

Each party is to be responsible for the payment of its own legal costs.

### EPC

The EPC rating is D95.

### Agent's Note

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

All terms are quoted exclusive of Vat (if applicable)

### Enquiries/viewing

Please contact us on 01708 860696 or 07775 804842

Email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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