

21 Thames Road, Barking, IG11 0HN



Detached unit with offices

Approx 12,451 sq ft (1,158 sq m)

On a site of approx 27,639 sq ft (0.63 acre)

FREEHOLD FOR SALE

Location

Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx 2 miles away and Dagenham Dock (C2C) only 3 miles distant. The A406 providing connection with the National Road Network is approx 2 miles from the property.

The property

The rarely available combination of a detached unit with substantial yard. Refurbished offices with toilets are positioned to the front, as is separate parking.

The premises are of steel portal frame construction to an eaves height of approx. 4.9m, rising to approx. 5.9m at the apex. The unit is open sided to the rear.

Externally, there is a substantial concreted yard to the side and rear.

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

Unit	11,631 sq ft	1,081 sq m
Offices/ancillary	820 sq ft	76 sq m
Total	12,451 sq ft	1,158 sq m

Total site area	27,639 sq ft	2,570 sq m
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Terms

Freehold for sale with vacant possession on completion.

Figures

£2.1m, subject to contract.

Business rates

To be confirmed.

Legal costs

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

EPC

The EPC assessment is B45.



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.

The site area has been calculated via Promap Digital Mapping and should be verified on site in due course. All terms are exclusive of Vat (if applicable).

Enquiries/viewing

Please contact us on 01708 860696 or 07775 804842

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