

17/18 Rippleside Commercial Estate, Barking, IG11 0RJ



Two inter-connecting warehouses
Approx 7491 sq ft (696 sq m)
On a site of approx 23,271 sq ft (0.53 acre)

FREEHOLD FOR SALE/TO LET

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 rarely available combination of detached warehousing with substantial yard and private gated access.

The premises are of brick construction beneath pitched steel truss corrugated roofs with translucent panels to part. Each unit is served by a manually operated roller shutter loading door.

Unit 17 has toilet facilities and an eaves height of approximately 3.83, rising to 5.83 at the roof apex. Unit 18 incorporates ground floor office and 3-phase power with an eaves height of approximately 3.86m.

We understand that planning permission has been obtained (now lapsed) to demolish unit 17 and replace with a unit in the order of 5000 sq ft with taller eaves height. Further details are available on request.

Externally, there is a substantial concreted yard with private entrance and a combination of container and fenced boundaries.

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

<u>Unit 17</u>		
Industrial/Warehouse	3394 sq ft	315.4 sq m
<u>Unit 18</u>		
Industrial/Warehouse	4097 sq ft	380.8 sq m
Total	7491 sq ft	696.6 sq m
<u>Site area</u>	23,271 sq ft	0.53 acres

Terms

Freehold for sale with vacant possession on completion. Preference is a company sale where the property is the sole asset of WT Ltd. Now available on a new lease for term to be agreed.

Figures

Offers in the region of £1.2m, subject to contract. We understand that Vat is NOT payable. **Rental - £100,000 pax.**

Business rates

The Rateable Value (2010) is £36,750 making the Rates Payable £18,117 pa (15/16).

Legal costs

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

EPC

The EPC rating is D85.



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.

Enquiries/viewing

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