

# Unit 4

River Road Industrial Estate, Barking  
IG11 0DR

UNIT TYPE Warehouse  
TOTAL AREA 4,798 Sq Ft / 446 Sq M  
RENT £7,565.00 PCM + VAT

An open plan single story warehouse unit with an office and WC



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**TOTAL AREA** 4,798 Sq Ft / 446 Sq M

**RENT** £7,565.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Roller Shutter

## EPC RATING

0-25	New rating coming soon
26-50	
51-75	
76-100	
101-125	
126-150	
Over 150	

## DESCRIPTION

The property comprises a single storey warehouse unit of portal frame construction, with the benefit of full height profile steel cladding and metal roof covering. Internally, the property is currently configured to provide open plan warehouse space with an office and WC facilities. Externally, the property provides 10 allocated car parking spaces and loading area.

The property is situated on the east side of River Road within this well-established industrial and warehouse location of Barking. The junction with the A13 is a short distance to the north and there is subsequently easy access to Central London and Docklands to the west and the M25 to the east. The A13/A406 junction is approximately 2 miles distance and the A406 gives good access to the M11 to the north.

## LOCATION

Barking Riverside station (overground line) is within walking distance of the property, offering regular services to Barking town centre and Central London. Numerous bus routes serve the River Road area.



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