

# Unit 1

River Road Industrial Estate, Barking  
IG11 0DR

UNIT TYPE Warehouse  
TOTAL AREA 7,540 Sq Ft / 700 Sq M

RENT £11,624.00 PCM + VAT



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**TOTAL AREA** 7,540 Sq Ft / 700 Sq M

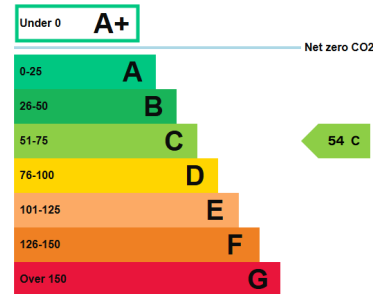
**RENT** £11,624.00 PCM + VAT

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
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

One storey industrial/warehouse unit which is available to let, the unit is 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. Externally, the property provides allocated car parking spaces and loading areas.

Barking 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.

## LOCATION

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.



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