

TO LET - LIGHT INDUSTRIAL WAREHOUSE UNIT
227 GASCOIGNE ROAD, BARKING, ESSEX, IG11 7LN
7,200 SQ.FT (668.90 M²)



Key Features

- Sodium Lighting
- 6.1 metre eaves height
- Open yard to front
- Allocated Parking

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The premises are located on Gascoigne Road, which joins directly onto Alfred's Way (A13), which in turn leads directly to Beckton, Canning Town, City and Docklands in one direction, and to the M25 and Dartford River Crossing in the eastern direction.

Accommodation

The property comprises a light industrial warehouse unit of brick and block construction with two entrances, both featuring up and over roller shutter doors. There are 11 allocated car parking spaces and a loading area to the front of the property. We are advised that the premises has a floor area as follows:

| | |
|--------------|---|
| Warehouse | 6,700 sq.ft (622.45 m ²) |
| Offices | 500 sq.ft (46.45 m ²) |
| Total | 7,200 sq.ft (668.90 m²) |

Lease Terms

The premises are offered on a short term lease for a maximum of 3 years or on an annual license agreement.

Rent

£67,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

| | |
|---|------------|
| Rateable Value | £29,500 |
| UBR 2018/19 | 47.5p |
| Rates Payable | £14,012.50 |
| Interested parties are advised to verify these figures with Barking and Dagenham Council on 020 8215 3000 | |

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each Party to bear their own.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.