

TO LET - LIGHT INDUSTRIAL WAREHOUSE UNIT  
 UNIT 5, BALMORAL TRADING ESTATE, 1, BARKING, ESSEX, IG11 0EG  
 7,566 SQ.FT ( 702.90 M<sup>2</sup> )



### Key Features

- Electric roller shutter
- Allocated car parking
- Loading bay

### Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria.

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### Location

Balmoral Trading Estate is located in River Road, which joins directly onto the A13 at the Movers Lane Junction. It 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 single and double storey offices, electric roller shutter doors, allocated car parking and loading area. Approximate areas are as follows on a Gross Internal Area (GIA) basis:

Total	7,566 sq.ft ( 702.90 m <sup>2</sup> )
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### Lease Terms

The property is available by virtue of a new Full Repairing and Insuring lease for a term to be agreed.

### Rent

£82,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

### Rates

Rateable Value	£35,500
UBR 20/21	51.2p
Rates Payable	£18,176
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 may be applicable in respect of this property. Further details are available on request.

### Energy Performance Asset Rating

E	107	This is how energy efficient this building is
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### Legal Costs

Each party to bear their own legal costs.

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.