

**TO LET - LIGHT INDUSTRIAL/STORAGE/WAREHOUSE UNIT +
DOUBLE STOREY OFFICES**
UNIT 3, BALMORAL TRADING ESTATE, BARKING, ESSEX, IG11 EOG
8,390 SQ.FT (779.46 M²)



Key Features

- Electric Roller Shutters
- Car Parking Allocated
- Loading Bay

Viewing

Strictly by prior appointment with sole 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 double storey offices, electric roller shutter doors, allocated car parking and loading area. We are advised of the following areas on a Gross Internal Area (GIA) basis:

Total	8,390 sq.ft (779.46 m ²)
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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

£100,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£46,500
UBR 20/21	51.2p
Rates Payable	£23,808
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

116

This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.