

Yard 16a Rippleside Commercial Estate, Barking, IG11 0RJ



Yard approx. 3,000 sq ft (279 sq m)

TO LET

- Concreted surface
- Water supply to boundary
- Double gates to front
- Cabin/modular toilet available by separate negotiation

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of an established Industrial Estate adjacent the south side of the A13. Upney Underground (District Line) is approx 3 miles away and Dagenham Dock (C2C) only 1.6 miles distant. The A406 providing connection with the National Road Network is approx 3 miles from the property.

The property

A fenced and gated yard comprising mainly concreted surface. There are double gates to the front of the site providing access.

There is a water supply to boundary but no power currently on site.

The cabin and modular toilet located to the rear are available by separate negotiation or can be removed.

NOTE - Motor trade uses are not permitted.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Yard 16a 3,000 sq ft 279 sq m

Terms

To be let on a new lease for a term to be agreed excluding a right of renewal on expiry, with periodic upward only rent reviews.

Figures

£19,500 per annum exclusive.

We understand that VAT is not payable on the rent.

Business rates

The Rateable Value is £10,500 (2021), making Rates Payable £5,239.50 (22/23). Under current Small Business Rate Relief rules, nil rates may be payable. However, interested parties are advised to satisfy themselves fully in this respect.

Legal costs

Each party is to be responsible for the payment of its own legal costs.

EPC

Not applicable.

Agent's Note

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

All terms are quoted exclusive of VAT (if applicable)

Details awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 or 07775 804842

Email: jb@branchassociates.co.uk



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.