



## Unit 17, 33 River Road Business Park, Barking, IG11 0EA

Virtual Freehold investment - Industrial unit situated in established industrial location within Barking.

- Warehouse operates as production, storage, and operational activities.
- Mutual rolling break clause in the lease enabling any purchaser the opportunity to owner occupy.
- Located in a strategic industrial area, with excellent transport links with three designated parking spaces.
- Income producing asset, which generates £24,000 per annum.

# Unit 17, 33 River Road Business Park, Barking, IG11 0EA

## Summary

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,775.40 sq ft                                                                                                                                                          |
| Price          | £440,000                                                                                                                                                                |
| Rates Payable  | £5,365 per annum<br>Small businesses may benefit from business rates exemption however we would encourage all parties to carry out their own research and due diligence |
| Rateable Value | £11,500                                                                                                                                                                 |
| Service Charge | £1,277 per annum<br>The ground rent is an additional £500 per annum.                                                                                                    |
| Car Parking    | The property has 3 car parking spaces allocated                                                                                                                         |
| VAT            | Not applicable                                                                                                                                                          |
| EPC Rating     | C                                                                                                                                                                       |

## Description

This industrial unit is situated within the River Road Business Park. The unit is let and generating a gross income of £24,000 per annum. The property spans a total of 1,775.4 sqft, divided between the ground floor and first floor, offering a versatile layout suitable for various businesses. The floor to ceiling height is 3 meters which reaches to the apex at 3.9 meters. The property benefits from a partitioned toilets', kitchenette, office to the first floor and three parking spaces. There is a personnel and separate loading door to the unit including a rear fire exit door.

## Location

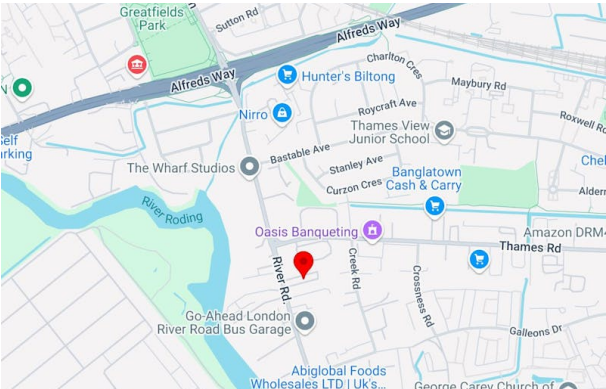
The property is situated in an industrial site located along the River Road in the London Borough of Barking and Dagenham. The buildings at this location are industrial in nature, reflecting the area's ongoing use as a hub for warehousing and logistics. The location offers significant transport connections including the A13 which is situated nearby. Barking Riverside station (Overground) is 1.5 miles away.

## Tenure

The property is being offered on a virtual freehold basis of 999 years, with effect from 5th October 1988, and is subject to a sub-lease for a term of 5 years which commenced on 1st April 2023 at a rent of £24,000 per annum with rolling mutual 3 months break clause

## Accommodation

| Name   | sq ft    | sq m   |
|--------|----------|--------|
| Ground | 895.80   | 83.22  |
| 1st    | 879.60   | 81.72  |
| Total  | 1,775.40 | 164.94 |



## Viewing & Further Information

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