

TO LET - LIGHT INDUSTRIAL/WAREHOUSE/STORAGE UNIT + 5  
 ALLOCATED CAR PARKING SPACES  
 UNIT 4, 227-247 GASCOIGNE ROAD, BARKING, ESSEX, IG11 7LN  
 6,713 SQ.FT ( 623.66 M<sup>2</sup> )



**Key Features**

- New Sodium Lit Lighting
- New Concrete Floor
- Allocated Car Parking/Loading
- Electric Roller Shutters
- 3 phase power

**Viewing**

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

Contact:

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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 corrugated roof sheets and electric roller shutters. There are 5 allocated car parking spaces which could also serve as a loading area to the front of the property. We are advised by our client that they are currently undertaking refurbishment to the property to include the installation of new sodium lit lighting and concrete flooring. We are also advised that the premises has a floor area as follows:

Total	6,713 sq.ft ( 623.66 m <sup>2</sup> )
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**Lease Terms**

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

**Rent**

£62,500 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

**Rates**

Rateable Value	£28,313
UBR 20/21	49.9p
Rates Payable	£14,128
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**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.



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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.