

INDUSTRIAL

**BUSINESS
SPACE
AGENCY**



FOR SALE



UNIT 20, TRAFALGAR BUSINESS CENTRE, 77/89 RIVER ROAD, BARKING IG11 0JU

LIGHT INDUSTRIAL BUSINESS UNIT EXTENDING TO 2,208 SQ. FT.

- **ROLLER SHUTTER DOOR (NOT USED)**
- **ALLOCATED PARKING SPACES**
- **GAS CENTRAL HEATING / COMFORT COOLING**
- **RECESSED STRIP LIGHTS**

LOCATION

The property is located on the established Trafalgar Business Centre, to the southern end of River Road, which in itself is a large and very well established business location. River Road provides direct access onto the A13 dual carriageway to the north, and thereafter on to the A406 North Circular Road, The City to the west and the M25 to the east.

Barking rail station is situated within the town centre and provides regular main line services into London Fenchurch Street, together with underground services (Hammersmith & City and District lines).

DESCRIPTION

The property comprises a modern two storey business unit, utilised currently as office accommodation. The unit has a personnel entrance at the front alongside a loading door (unused) Parking is provided to the front of the unit.

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EXTENDING TO 2,208 SQ. FT.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Standards 1st edition (incorporating International Property Measurement Standards), and has the following Gross Internal Area;

FLOOR

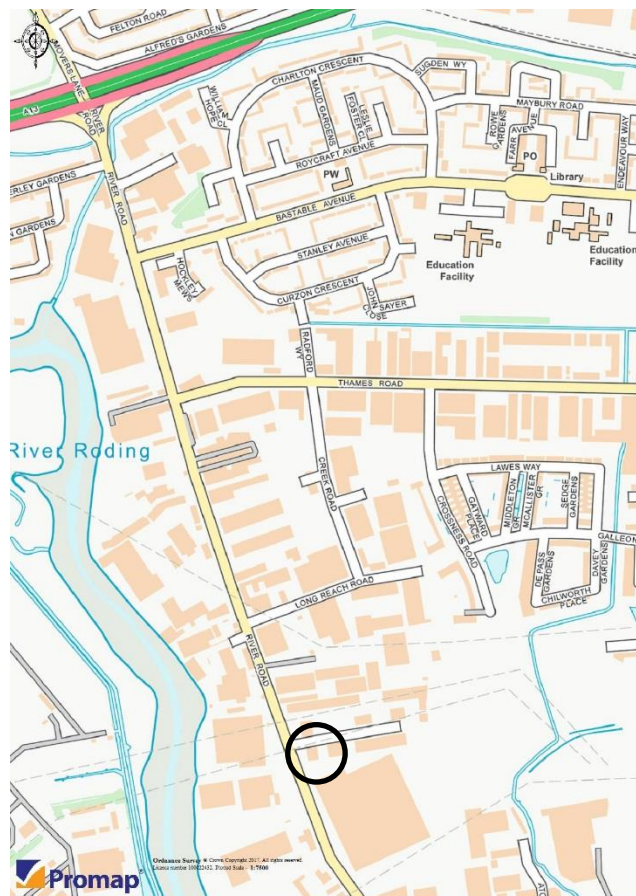
UNIT	SQ FT	SQ M
Ground Floor	1,035	96.13
First Floor	1,173	108.98
TOTAL	2,208	205.11

TERMS

The property is available for sale on a freehold basis.

RATEABLE VALUE

The unit has a rateable value as entered in the 2017 list of £39,000. Interested parties should liaise with the London Borough of Barking and Dagenham to ascertain the rates payable for the current financial year.



EPC – 0470-0433-5769-8499-6092 C-63

CONTACT

For further details on these and many other available properties please contact:



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28 November 2017

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