



INDUSTRIAL



FOR IDENTIFICATION PURPOSES

FOR SALE - PRIME ROADSIDE DEVELOPMENT SITE

PEAK WORKS, ALFREDS WAY, BARKING, ESSEX IG11 0AS

WELL PLACED

PROPERTY ADVISORS

SUMMARY

- ESTABLISHED EMPLOYMENT AREA
- 1.55 ACRE RECTANGULAR SITE
- IMMEDIATE EAST AND WESTBOUND ACCESS TO A13
- OF INTEREST TO OWNER-OCCUPIERS/DEVELOPERS AND INVESTORS

LOCATION

The site is located on the southern side of the A13 at the Lodge Avenue Roundabout, and therefore benefits from east and west-bound access.

The A13 provides direct link to the M25 (j30/31) to the east and the A406 and City to the West. Underground links are provided at Upney station (District line) which is a short distance north west of the site.

The immediate area is very popular with trade counter operators, with Screwfix, Minster, Edmundson Electrical, Dulux, Leyland Trade, Plumbase all within the vicinity.

DESCRIPTION

The site is generally rectangular in shape and hard surfaced extending to approximately 1.55 acres.

The site houses an existing industrial building over ground and lower ground floors. Further single storey light industrial buildings have been added, and the overall accommodation extends to approximately 35,400 sq. ft.

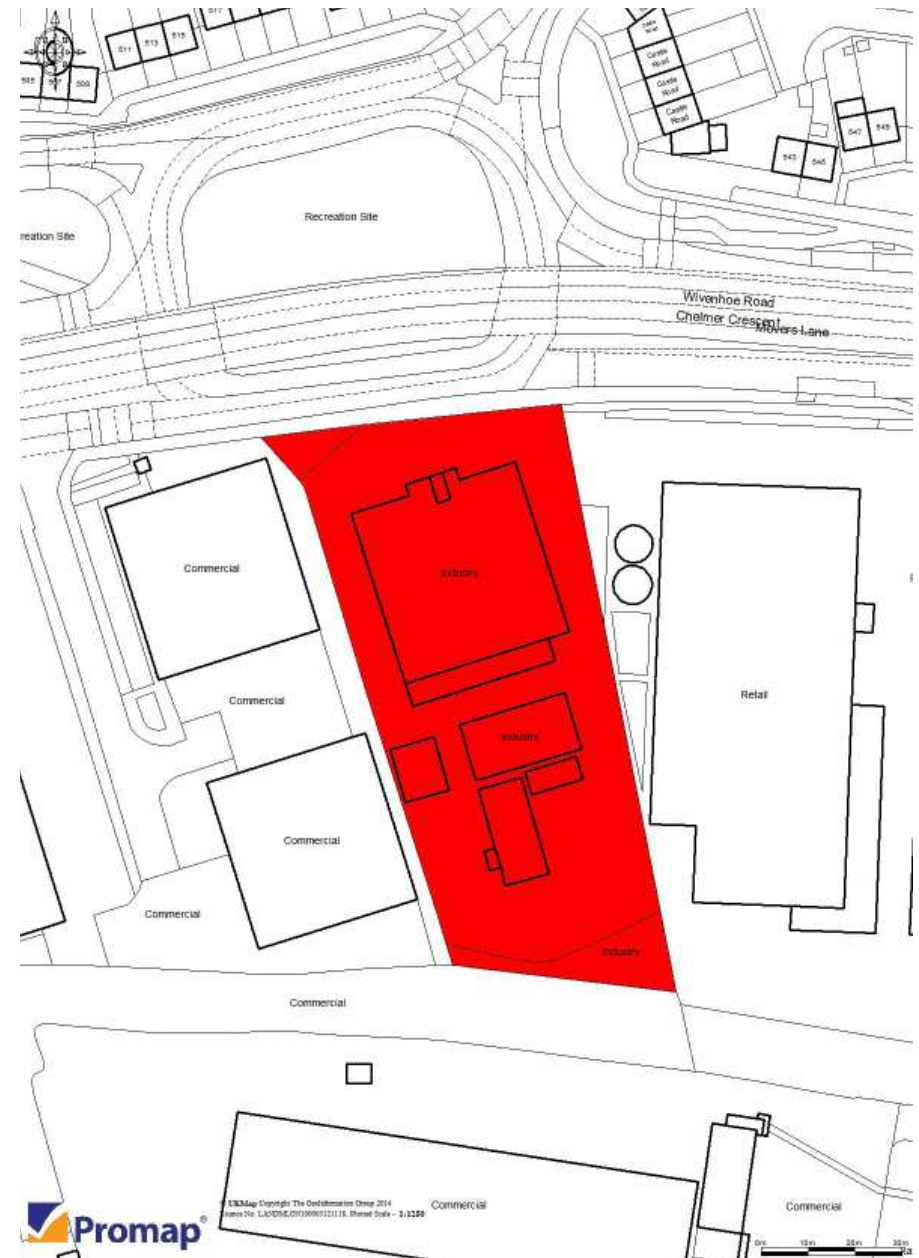
PLANNING

The subject site is currently zoned as Strategic Industrial Land as defined within the London Borough of Barking & Dagenham Core Strategy document (adopted July 2010)

Interested parties are advised to liaise with London Borough of Barking & Dagenham planning team with regard to any proposed re-development of the site.

EPC

0890-0638-2029-7307-1002 - E 113



FOR IDENTIFICATION PURPOSES



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TENURE

The site is held freehold under two titles EGL37749 and NGL126076. Peak Works will be sold subject to a short term leaseback, to facilitate a relocation. Leasing terms to be agreed.

A tenancy exists in relation to an Advertising Hoarding to the front of the site – further information upon request.

PRICE

Unconditional offers are invited.

VAT

VAT is **not** applicable to the sale.

CONTACTS

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



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