

Portland Commercial Estate

Ripple Road, Barking Barking IG11 0TW

Office and Warehouse | 9,814 ft²



Recently refurbished
w/ new roof



Covered loading &
allocated parking



6 m minimum clear
height



First floor office
accommodation



Direct access to A13



3 Phase power

Available to Let



LastMileFirst | mileway.com

Location & Connections

Portland Commercial Estate comprised an 11-unit terraced industrial estate located directly off the London (West) bound carriageway of the A13 between Renwick Road and Chequers Lane providing great access to the M25, Dartford Crossing and Sea Ports to the East and Blackwall tunnel, A406/M11 extension and Central London to the West. The estate also benefits from being directly adjacent to a Texaco Petrol Station.





Description

This property comprises a mid-terrace warehouse of masonry construction with canopy loading area, and allocated car parking within shared yard. Internally the property benefits from a clear span warehouse with roof lights and separate male and female WC facilities on the ground floor with fitted office accommodation to the first floor. Externally the property has 2 electric level access roller shutter doors underneath covered canopy loading area and 5 allocated parking spaces.

Further information

EPC

B

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 2	Warehouse	9,127	Immediately	12,300
Unit 2	Office	687	Immediately	POA
Total		9,814		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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