

47 Thames Road,
BARKING | IG11 0HQ

A two-storey purpose-built warehouse, along with a purpose-built three-storey extension

35,433 ft² (3,292.7 m²)

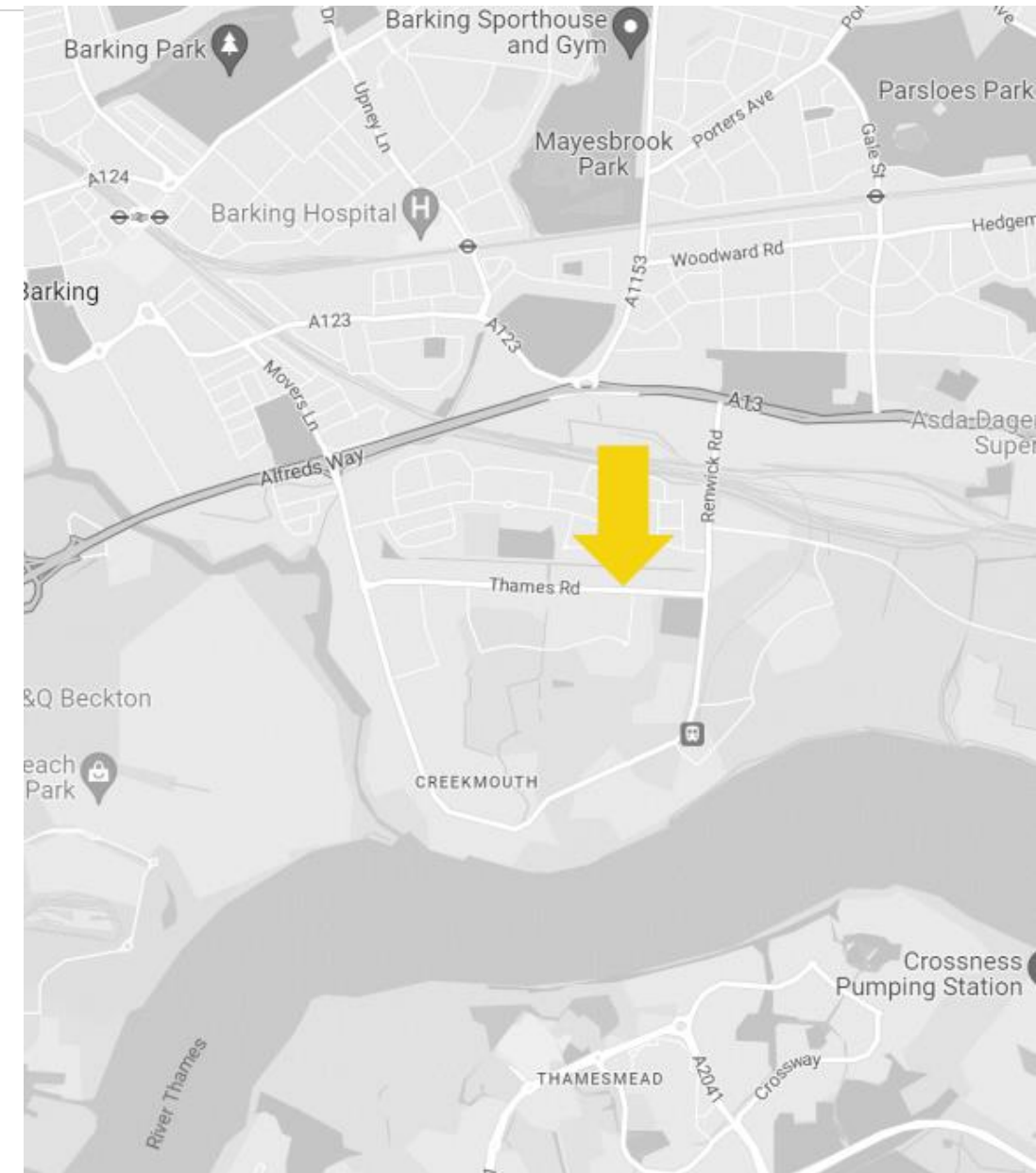


STRETTONS

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Location

The property is located in the southern part of the London Borough of Barking & Dagenham, in Barking, on the north side of Thames Road. Thames Road is a well-established hub for LB Barking & Dagenham's manufacturing and warehousing. To the east side of Thames Road, there is some residential Estuary Close with more housing to the northern part of Renwick Road. To the southern part of Renwick Road, there is a wide residential-led masterplan for Barking Riverside.



Connectivity

Half a mile south of the property is Barking Riverside Station, which provides London Overground services to and from Gospel Oak via Walthamstow. The property has good road links; 0.7 miles to the north, the A13 can be accessed to the east, providing access to Thurrock and Tilbury, and to the west, linking to the A406, which leads to the City and other major motorways, including the M11 and M25.

Connectivity

 A13	0.7 MILE
A406	2 MILES
M25	10 MILES
DOCKLANDS	7 MILES
DARTFORD CROSSING	12 MILES
 BARKING RIVERSIDE	0.5 MILE
 BARKING	2 MILES

Description

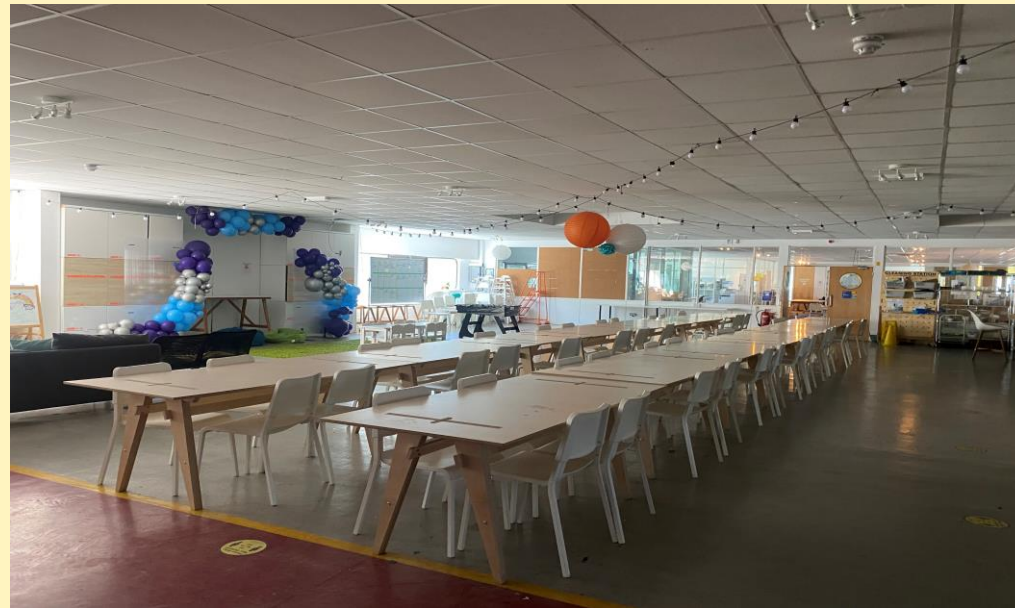
The former print factory consists of a two-storey purpose-built warehouse with offices, along with a purpose-built three-storey extension that was added in 2008. The property offers a total area of 35,443 sq.ft (3,292.7 sqm) and is situated on a secure fenced site measuring 0.84 acres (0.36 ha).

The internal layout of the building is partially open plan, with some partitioned offices. The ground floor has a height of 3m, while the upper floor measures around 2.5m. The property benefits from three-phase power and a gas supply that is currently capped off, as well as staff amenities such as WC's and kitchenettes.

Both buildings are equipped with roller shutter doors and a good lift to the upper floors. The eastern part of the site features a rear yard that can be used for loading facilities and parking.

Accommodation

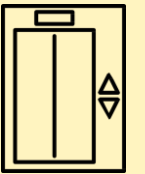
ACCOMODATION	FT ²	M ²
Main Two Storey Warehouse		
GROUND FLOOR	8,866	823.7
FIRST FLOOR	9,163	851.3
TOTAL	18,029	1,675.0
Main Two Storey Warehouse		
GROUND FLOOR	5,961	544.5
FIRST FLOOR	5,709	530.3
SECOND FLOOR	5,743	533.3
TOTAL	17,413	1617.7



3 PHASE POWER



REAR YARD



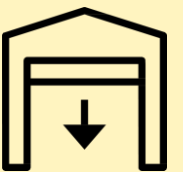
GOODS LIFT



LOADING & PARKING



TRANSPORT & ROAD LINKS



ROLLER SHUTTER DOORS

LEASE TERMS:

The unit is available on a new full repairing and insuring lease on terms to be agreed.

RENT:

On application

BUSINESS RATES:

London Borough of Barking & Dagenham

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in this transaction.

EPC:

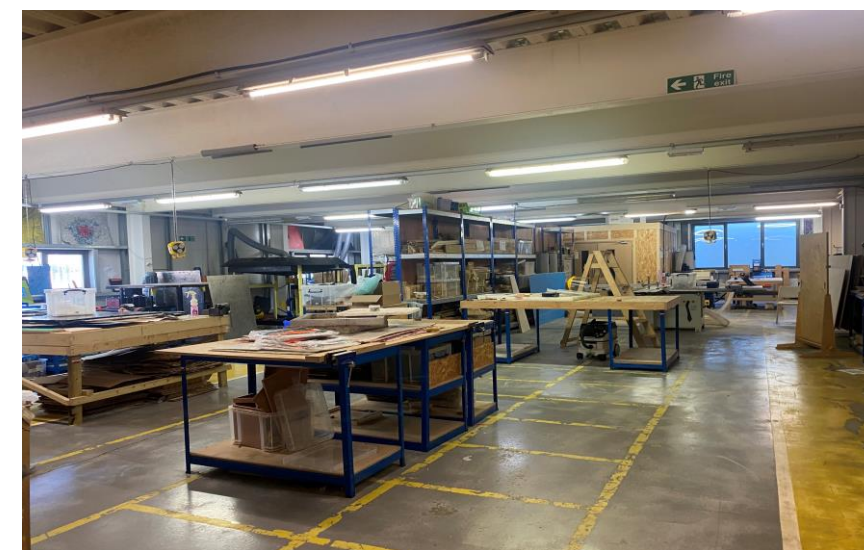
C Rating

VAT:

All figures quoted are exclusive of VAT, payable if applicable.

SERVICE CHARGE:

To be confirmed.



Strettons
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