

**TO LET**

## Warehouse/Trade Counter Unit

13,957 sq. ft. (1,297 m<sup>2</sup>)

## UNIT 5, NEW ENGLAND INDUSTRIAL ESTATE

Gascoigne Road, Barking, IG11 7NZ

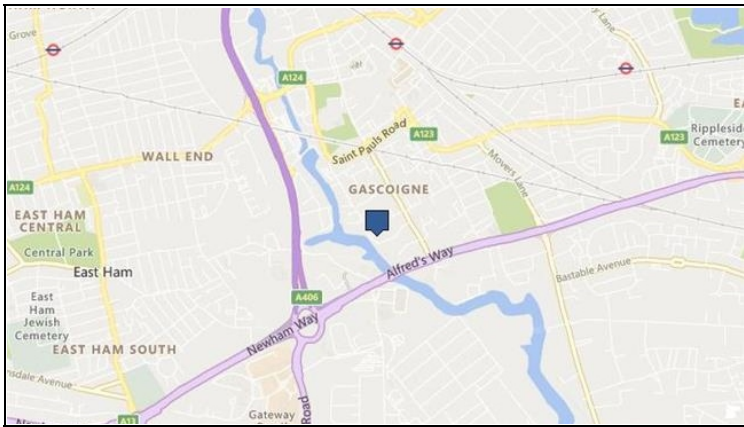
**Confidentially Available – Staff Unaware  
Due To Relocation**



- Established trade counter location
- Concrete yard area
- 6.1m minimum eaves height
- Excellent road links via A13 and A406
- 12 car parking spaces
- Ancillary office accommodation

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
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## LOCATION

The property forms part of the New England Industrial Estate which is accessed via Gascoigne Road and in turn provides direct access onto the A13 and in close proximity to the A406 North Circular.

## DESCRIPTION

The property comprises a detached single storey warehouse unit operating as a trade counter and distribution centre. Internally, the unit provides predominantly clear warehouse accommodation with ancillary ground and first floor offices in addition to a trade counter area at ground floor. Within the warehouse there is a mezzanine providing lightweight storage and a staff kitchen/breakout area. Externally, the unit benefits from a yard area laid to concrete hard standing providing parking, loading and external storage.

## ACCOMMODATION

Ground Floor	12,796 sq. ft. (1,189 m <sup>2</sup> )
First Floor	1,161 sq. ft. (108 m <sup>2</sup> )
<b>Total</b>	<b>13,957 sq. ft. (1,297 m<sup>2</sup>)</b>
Mezzanine	2,321 sq. ft. (215 m <sup>2</sup> )

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available by way of a sub-lease or assignment of the existing lease, being for a term expiring 4 June 2027. The passing rent is £143,950 per annum exclusive. Alternatively, a new lease may be available via the Landlord on terms to be agreed.

## RENT

£143,950 per annum exclusive (passing rent).

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned at rating C.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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