

# Unit 9, io Centre

59–79 River Road, Barking, Essex IG11 0DR



**RSM Bentley Jennison**

On the instructions of Simon Thomas and Frederick Satow of RSM Bentley Jennison, Joint Administrators to Inn Supplies Limited

## **Modern Business Unit 13,488 sq ft (1,253 sq m)**

- Integral two storey office accommodation
- B1, B2 and B8 planning consent
- Secure site 0.57 acres (0.23 ha)
- Close A13/A406/A1020 Interchange
- Long Leasehold For Sale £1.5M

**Edward  
Symmons**

**020 7955 8454**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



**Situation**

The io Center forms part of an established industrial and distribution location and is situated on the east side of River Road, approximately three quarters of a mile south of the A13 Barking Bypass.

The A13/A406/A1020 Interchange lies some two miles to the west and provides a direct link to the M11 and thereafter, the M25 at Junction 27.

The A13 provides a motorway standard link to the Dartford River Crossing, some eight miles to the east and the Blackwall Tunnel, approximately four and a half miles to the west.

**Description**

A detached Business Unit being of a steel portal frame construction with block walls and mainly steel profile clad elevations under a pitched roof incorporating translucent panels.

The unit has an eaves height of 19'0 (5.8 m) and loading via an up and over steel door.

The integral two storey accommodation provides a number of offices together with a reception area, kitchen and WC facilities.

A minimum of 18 parking spaces are provided.

**Site Area**

The site is clearly defined by palisade fencing to all boundaries and extends to 0.57 acres (0.23 ha).

**Tenure**

The property is held on a long lease for a term of 999 years from 25th March 2002 at a peppercorn rent.

**Floor Areas**

All gross internal floor areas are approximate

Warehouse	9,645 sq ft	896 sq m
Two Storey Offices	3,843 sq ft	357 sq m
<b>Total</b>	<b>13,488 sq ft</b>	<b>1,253 sq m</b>

**Price**

Offers are invited in the region of £1.5M for the unexpired term of the long leasehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

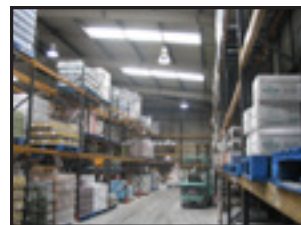
**Legal Costs**

Each party shall bear its own costs.

**Viewing**

Contact: Graham C Free or Ian J Bell  
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www.ps2-digital.co.uk



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**2 Southwark Street, London Bridge, London SE1 1TQ**

Misrepresentation Act 1967

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