Property Consultants

24a Rippleside Commercial Estate Ripple Road Barking IG11 ORJ

# To Let - Industrial Unit

- 667 sq ft (61.9 sq m)
- Suitable for Vehicle Repair/Servicing
- Immediately off A13

# 01277 289150

www.mjmpropertyconsultants.co.uk



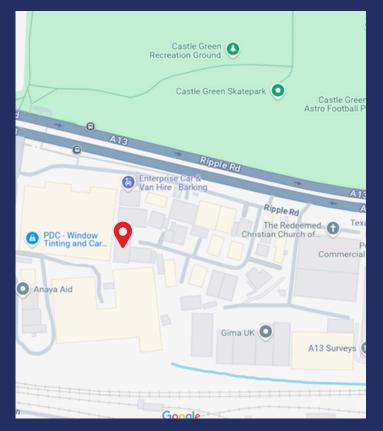




### Location

The property is situated on the popular Rippleside Commercial Estate. The estate lies off the south side of the A13, with easy access to Central London, Docklands, the A406/M11 and the M25.

Additionally, numerous bus routes pass the location providing good public transport connections.



## Description

A single storey industrial unit with WC and small office, currently operating as a vehicle repair workshop with a height of approx. 3.5m.

#### Accommodation

667 sq ft 61.9 sq m

#### Terms

The property is offer on a new lease for a term up to 3 years. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act

#### Rent

 $\$\,1,\!800$  pcm inclusive of business rates, utilities and building insurance

## Planning/Use

Light Industrial Storage Vehicle Workshop

## Energy Performance Rating E 115

### Value Added Tax

VAT is not applicable to the rent

## Legal Costs

Each party to bear their own legal costs

Viewing & Further Information: Contact MJM Property Consultants

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