# **CAPITA SYMONDS**



# Media Park, 40A/B River Road, Barking, Essex, IG11 0DW

1,778.2 sq m (19,141sq ft)



### LOCATION

The estate is located on the western side of River Road and forms part of the large and well established River Road industrial area approximately a mile from its junction with Alfred's Way (A13). The A13 provides easy access to the North Circular (A406) & M11 Motorway to the west, as well as City Airport, Docklands and Central London. The A13 also provides access to south-east Essex, Tilbury Port and the M25 Motorway (Junction 30/31).

Approximate key travelling distances are set out below for information purposes:

A12	7.5 miles
A13	1 mile
City of London	8.8 miles
M25	10.5 miles

# **AMENITIES**

A single storey industrial/warehouse unit and a two storey industrial building on opposite sides of a central yard in a selfcontained site with good loading and parking facilities, benefiting from the following amenities:

- Eaves Height of 191/2ft (6m) 24ft (7.4m)
- Gas Blower Heater
- Three Phase Electricity Supply
- Up & Over Loading Doors
- Secure Yard
- Mezzanine Floor & Storage
- Air Conditioned Offices
- Cat II Lighting
- Kitchen
  - Alarm System
  - Shower Facilities



For further information, call 020 7544 2000 www.capitasymonds.com/realestate

# **CAPITA SYMONDS**



Energy Performance Certificate Non-Domestic Building	HM Government
40a River Road BARKING	Certificate Reference Number:
IG11 0DW	9461-3053-0029-0600-0675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

More energy efficient				
	Net zero CO2 emissio	ons		
A 0-25				
B 26-50				
C 51-75				
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101-125				
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F 128-150 Gover 150				
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F 128-150 Gover 150 Less energy efficient	Natural Gas		Buildings s	similar to this one
F 128-150 Gover 150 Less energy efficient Technical Information	Natural Gas Air Conditior		Buildings s could have	similar to this one rating as follows:
F 126-150 Gover 150 Less energy efficient Technical Information Main heating fuel:		ning	Buildings s	similar to this one
F 126-150 Gover 150 Less energy efficient Technical Information Main heating fuel: Building environment:	Air Condition 704	ning	Buildings s could have	similar to this one rating as follows:

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# **RATES / SERVICE CHARGE**

Warehouse & Premises-Rateable Value	£117,000.00
Rates Payable	£50,661.00

## **EPC RATING**

The demise has been given a 'D' assett rating.

#### TERMS

The units are available on a Freehold basis.

#### ACCOMMODATION

FLOOR (40a)	SQ FT	SQ M
Ground - Industrial	9,117	846.9
Ground - Office	1,048	97.4
First - Board Room/Kitchen	1,048	97.4
Total	11,213	1.041.7
FLOOR (40b)	SQ FT	SQ M
FLOOR (40b) Lower Ground -Industrial	SQ FT 4,688	SQ M 435.5
× *		-
Lower Ground -Industrial	4,688	435.5

#### VIEWING

For further information or to arrange a viewing please contact:

James Shillabeer Capita Symonds 020 7544 2200 james.shillabeer@capita.co.uk

or alternatively, our joint agents...

Nick Westray Glenny LLP 020 8591 6671 n.westray@glenny.co.uk Peter Higgins Glenny LLP 020 8591 6671 p.higgins@glenny.co.uk

#### Subject to Contract - May 2012

#### CAPITA SYMONDS | 125 Shaftesbury Avenue London WC2H 8AD | www.capitasymonds.com/realestate

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