



FOR SALE

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).

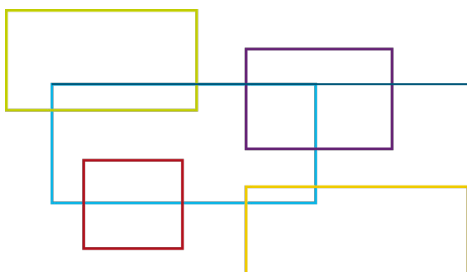
Approximate key travelling distances are set out below for information purposes:

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

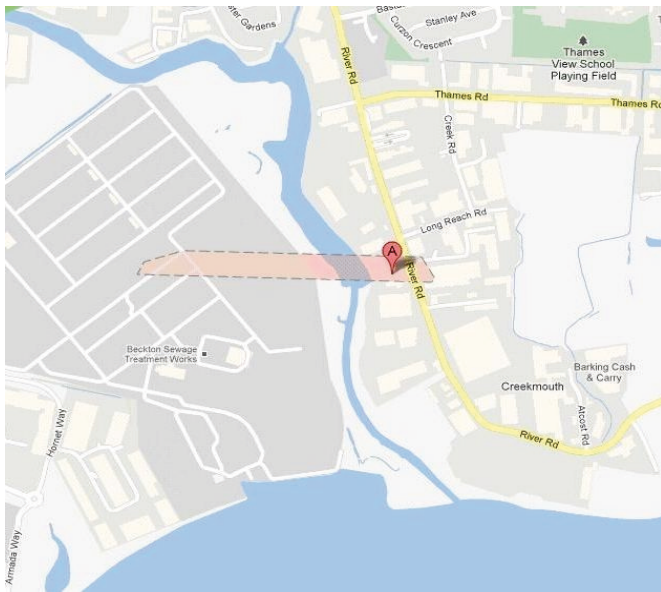
AMENITIES

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

- Eaves Height of 19½ft (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



RATES / SERVICE CHARGE

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

EPC RATING

The demise has been given a 'D' asset 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
Lower Ground - Industrial	4,688	435.5
Ground - Foyer	292	27.1
First - Offices	2,948	273.9
Total	7,928	736.5

Energy Performance Certificate Non-Domestic Building

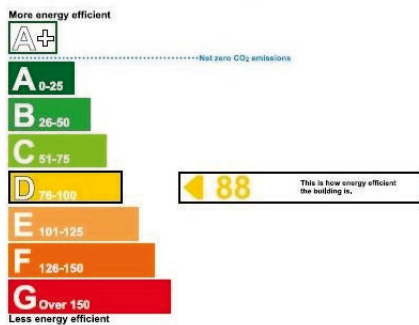


40a River Road
BARKING
IG11 0DW

Certificate Reference Number:
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.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	704
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	69.04

Benchmarks

Buildings similar to this one could have rating as follows:	
33	If newly built
88	If typical of the existing stock

Green Deal Information

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.

VIEWING

For further information or to arrange a viewing please contact:

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or alternatively, our joint agents...

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Subject to Contract - May 2012