



Industrial Space To Let

3 Ajax Works
Hertford Road
Barking
London
IG11 8DY

Size
3,503 sq ft / 325.43 sq m

Rent
£49,500 per annum
exclusive

Rates Payable
approx £14,000 per annum

- Demised loading door with electric roller shutter
- Shared yard and onsite parking
- A406 frontage with excellent road links
- Three phase power
- Strong nearby anchors: Wicks and Big Yellow

INDUSTRIAL SPACE TO LET

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

Location

Prominently located on Hertford Road in Barking's established commercial hub, the property directly fronts the A406 North Circular with quick access to the A13 and M25.

Nearby occupiers including Selco, Wickes, Toolstation, and Big Yellow. Barking Station and frequent bus routes provide excellent public transport links to Central London



Description

The property comprises a well-presented industrial warehouse unit split over ground and first floors.

Ground floor accommodation comprises a spacious storage area, benefiting from three-phase power, an electric roller shutter door, and a demised loading area positioned directly in front of the shutter. The first floor includes a dedicated office space with an additional storage area, as well as a kitchenette and W/C facilities.

Access is provided via a wide street entrance and benefits from a shared yard in front of the premises.

Floor Areas

Floor	Sq ft	Sq m
Ground	1,752	162.75
First	1,752	162.75
Total	3,504	325.50

Lease Terms

Available by way of a new lease direct from the landlord

Rental

£49,500 per annum exclusive

