

LYON BUSINESS PARK

RIVER ROAD, BARKING, ESSEX, IG11 0EU



HIGH QUALITY INDUSTRIAL UNIT TO LET



Self-contained detached warehouse unit extending to 45,091 sq ft situated on a Greater London multi-let industrial estate located in a prominent position at the junction of River Road and the A13.



Mayesbrook House comprises a single building of three bays with a steel portal frame construction with part brick elevations and profiled metal cladding with a pitched roof. Ancillary office accommodation is provided at both ground floor and first floor level. The site extends to 2.45w acres and has a site density of 52%.

The unit benefits from the following amenities:

- 7.25 metre clear eaves height
- 7 level loading doors
- 38m yard depth
- All mains services – 3 phase power, gas & water
- Ground and first floor office accommodation
- WC's and welfare facilities
- Secure concrete surfaced yard with palisade fencing
- 67 car parking spaces
- EPC Rating – C-64

ACCOMMODATION

Floor	Sq m	Sq ft
Warehouse	3,410	36,704
Office (two storey)	556.98	6,103
Amenity block (two storey)	212.22	2,284
Total	4,189.30	45,091





LOCATION

Lyon Business Park is situated just off the A13 at its junction with River Road in Barking.

The A406 North Circular Road, which provides direct access to the M11 Motorway (junction 4) is around one mile to the west of River Road and the A13 provides direct access to the M25 Motorway (Junction 30) to the east.

Barking station is located approximately 1.2 miles away with mainline services into London Fenchurch Street.

TERMS

The property is to be let on a new FRI lease with a terms to be agreed. Quoting rent on application.

VIEWING

For further information and viewing arrangements contact our joint agents:



Peter Higgins

p.higgins@glenny.co.uk

020 3141 3534

Jeffrey Prempeh

j.prempeh@glenny.co.uk

020 3141 3500

www.glenny.co.uk



Luca Nardini MRICS

Montagu Evans LLP

luca.nardini@montagu-evans.co.uk

020 7312 7447

www.montagu-evans.co.uk

www.lyonbusinesspark.co.uk



enquiries@picton.co.uk

