



**HIGH QUALITY SELF-CONTAINED DETACHED WAREHOUSE  
ON A SECURE SITE TOTTALLING 0.97 ACRES AVAILABLE TO LET**



Self-contained detached warehouse unit extending to 26,456 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.



The property comprises a refurbished, detached warehouse, situated on a self contained and secure site totalling 0.97 acres. The building consists of a single storey warehouse, together with integral two storey offices and is of steel portal frame construction.

The unit also benefits from the following amenities:

- Three level loading doors
- Ample car parking
- Clear eaves height of over 6m
- All mains services – 3 phase power, gas and water
- EPC Rating – C - 73

## ACCOMMODATION

Floor Areas	Sq ft	Sq m
<b>Ground Floor</b>		
Warehouse/Industrial	18,169	1,688
Ancillary	3,541	329
<b>First Floor</b>		
Office	3,562	331
Amenity/Storage	1,184	110
<b>Total</b>	<b>26,456</b>	<b>2,458</b>





## 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 and Overground and Underground (Hammersmith & City and District Line) services.

## 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:



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