

FROM  
£16.50  
PSF\*



\*Subject to terms and conditions

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



26,456 sq ft available to let/May sell.

Situated on a Greater London multi-let industrial estate located in a prominent position at the junction of River Road and the A13.



The unit has been comprehensively refurbished and consists of a large warehouse with loading on 3 sides and ancillary office accommodation. The glazed offices on first floor benefit from the following:

- Carpeting
- LED lighting
- Trunking
- Kitchenette

The warehouse has the following specification:

- 6.5m to eaves
- 3 loading doors
- LED lighting
- 3 phase power

The unit has a B EPC rating.

## 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.

## VIEWING

For further information and viewing arrangements contact our joint agents:

### Glenny

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