

**WAREHOUSE & PREMISES  
FOR SALE**

**RIPPLE ROAD, ALFRED'S WAY  
BARKING, ESSEX,  
IG11 0TS**



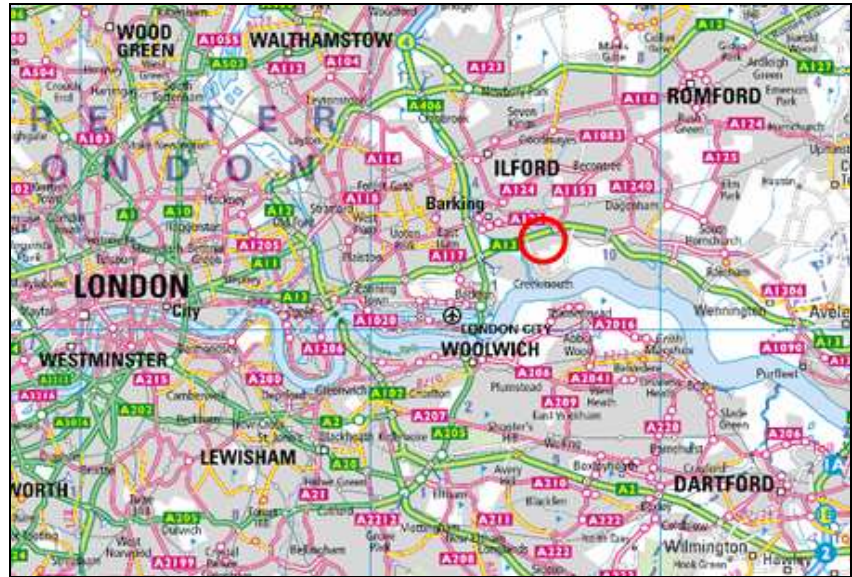
- **MERCEDES USED CAR DEALERSHIP**
- **110 M FRONTAGE & ACCESS ON TO A13**
- **EXISTING BUILDINGS ON 30% SITE AREA**
- **REDEVELOPMENT OPPORTUNITY**
- **EXCELLENT ACCESS TO THE A13, M25 & CENTRAL LONDON**
- **ESTABLISHED INDUSTRIAL, TRADE, CASH & CARRY LOCATION**
- **ALTERNATIVE USES AVAILABLE – SELF STORAGE**

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## LOCATION

Barking is an established industrial location approximately 9 miles to the east of Central London in the London Borough Of Barking and Dagenham.

The property is situated at the junction of Alfred's Way (A13) and Ripple Road (A123). The recently upgraded A13 links to Central London, the City and Docklands to the west and M25 Junction 30 to the east (9miles). The A13 also links directly to the A406 North Circular Road to the west. L



## SITUATION

The site benefits from a prominent position on the A13, with 110m of direct frontage. Barking town centre is one mile to the north-west, which benefits from a rail connection to the City of London (Fenchurch Street Station). In terms of London Underground connection, the site is located 0.5 miles and 1 mile of Upney (District Line) and Barking Underground Stations, respectively.

Existing local occupiers include Jewson, Big Yellow Self Storage, Plumbase, Dulux, Wolseley Group and Howden's.

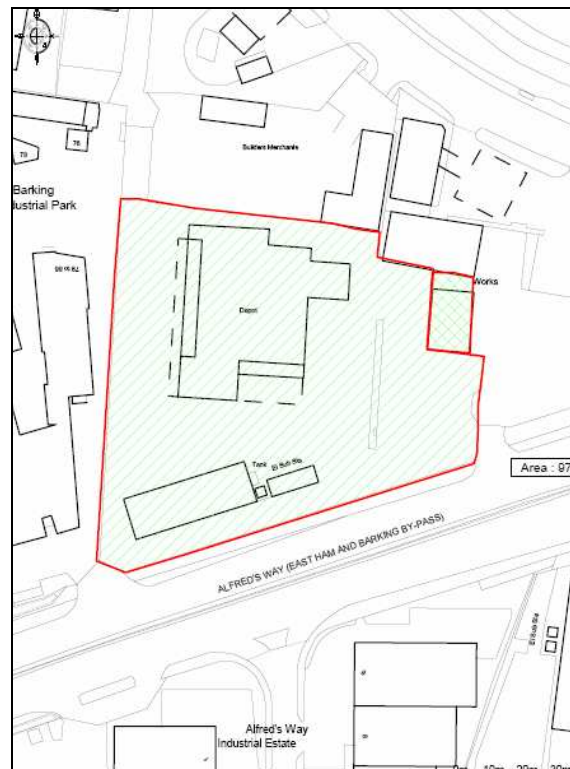


## THE SITE

The site is accessed directly from the eastbound carriageway of the A13, and from the A123 to the north.

The concrete yard is fully fenced and secure. Car parking is provided for display vehicles. There is access from Alfred's Way (A13) at the front/south of the site and there is also access from the North via Ripple road. The site current has a temporary planning consent for car sales.

The total site area equates to 2.3 acres (0.93 ha), which provides a site density of approximately 30%.



## DESCRIPTION

The site comprises of three separate buildings. The main warehouse areas are accessible by way of two canopied loading areas to the south and west of the building with a total of five scissor lift loading bays. The unit has a clear eaves height of 4.45 metres.

The showroom and office building, arranged over ground and first floor, is fitted out to a basic specification with kitchenette and male/female lavatories. This is the main show room.

The site benefits from a large, fenced yard and car parking area with direct access onto the A13.



## **ACCOMMODATION**

There are currently three buildings situated on the site: Areas to be confirmed by a joint measured survey.

<b>Building</b>	<b>Sq M</b>	<b>Sq Ft</b>
Main Warehouse	1,201.29	12,930
Canopy area (x2) of main warehouse	355.60	3,827
Work Shop 2	152.22	1,638
	1,709	18,395
Office Building Ground and 1Floor	915.21	9,851
Building Work shop 3663	222.067	2390
<b>TOTAL</b>	<b>2,846.17</b>	<b>30,636</b>

## **TENANCY**

The property is let in its entirety on full repairing and insuring terms to Mercedes-Benz Retail Group UK Ltd for a term of 5 years from December 31<sup>st</sup> 2009, expiring December 31 2015.

The passing rent is **£180,000 pa**, which equates to approximately **£6.37 per sq ft**.

## **TENURE**

Freehold.

## **COVENANT INFORMATION**

Mercedes-Benz Retail Group UK Ltd is a new and used motor vehicles dealer.

## **PROPOSAL**

We are seeking offers in excess of £2,250,000 for the freehold interest in the property, subject to contract and exclusive of VAT.

## **FURTHER INFORMATION**

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