

Industrial, Urban Logistics To Let

Rent on application
3,143 to 4,305 sq ft

Lyon Business Park, 71 River Rd, Barking, IG11 0JS

Refurbished warehouse/industrial units with ancillary offices

- Recently refurbished steel frame unit, EPC rating B
- Three phase power, warehouse LED lighting and integral offices
- Secure yard with car parking and loading facilities



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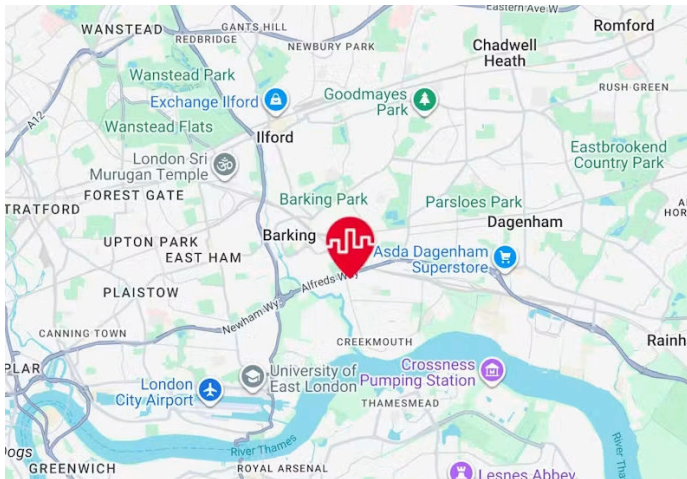
Summary

- Rent: Rent on application
- Service charge: n/a
- Lease: New Lease

Contact & Viewings

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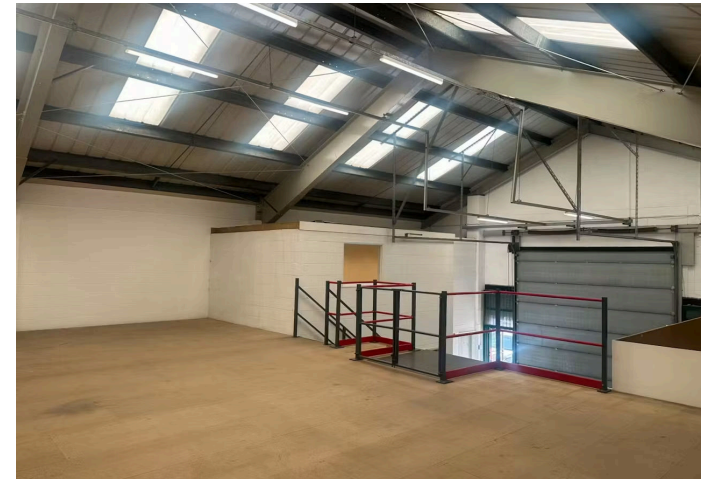


Description

The property is a recently refurbished end-of-terrace industrial/warehouse unit, built around a steel frame with brick and blockwork elevations under a profile steel-clad apex roof. The interior is given over mainly to warehouse and storage space, with WC facilities and a kitchenette alongside. Ancillary offices are provided across both ground and first floors, and a mezzanine level adds further storage. Outside, the unit comes with four allocated parking spaces and its own dedicated loading area.

Location

Lyon Business Park sits just off the A13, at the point where it meets River Road in Barking. Around a mile west of River Road you'll find the A406 North Circular, which links directly to junction 4 of the M11, while heading east on the A13 takes you straight to junction 30 of the M25. Barking station is roughly 1.



2 miles from the park, offering mainline trains to London Fenchurch Street along with Overground and Underground services on the Hammersmith & City and District lines.

Accommodation

Name	sq ft	sq m	Availability
Unit - J2	3,143	291.99	Available
Unit - J3	4,305	399.95	Available
Unit - 10	3,398	315.68	Available
Unit - 11	3,483	323.58	Available
Total	14,329	1,331.20	