

Barking

4-10 Atcost Road

Essex

IG11 0EQ

- **Freehold Industrial Investment**
- Established industrial location
- Let to Silver Lining (Industries) Ltd
- Detached warehouse totalling 1,602.20 sq m (17,246 sq ft)
- Site area 0.422 hectares (1.045 acres)
- Low site coverage of under 40%
- Close to the proposed London Riverside Regeneration Area
- Current Rent Reserved

£106,500 pa

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Barking forms part of the London Borough of Barking & Dagenham and is located on the north bank of the River Thames, 8 miles east of the City of London. The area benefits from excellent road links being served by the A13 dual carriageway which provides direct access to Junction 30 of the M25 motorway and the North Circular Road (A406), which provides an easy link to the M11, M25 and A1 to the north. Furthermore London City Airport is about 4 miles to the south-west. The property is situated within the established River Road industrial area just south of Barking town centre, on the western side of Atcost Road.

The surrounding area consists of a variety of industrial, warehouse and business units of varying ages and construction types. Close to the River Road industrial area, is the Barking Riverside Regeneration area, which is one of the largest development sites in London. Occupiers close by include a variety of local tenants.

Description

The property comprises a single storey detached warehouse with a side extension to form an ancillary storage area, together with a detached building providing additional storage. The property has the benefit of a yard to the front.

The property provides the following accommodation and dimensions:

Main Warehouse/Offices	1,385.28 sq m	(14,911 sq ft)
Canopy	50.07 sq m	(539 sq ft)
Detached 'Single Skin' Property	166.85 sq m	(1,796 sq ft)
Total	1,602.20 sq m	(17,246 sq ft)
Site Area	0.422 Hectares	(1.045 Acres)

Tenancy

The entire property is at present let to SILVER LINING (INDUSTRIES) LTD, t/a Wastecare, for a term of 10 years from March 2001 at a current rent of £106,500 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

Tenant Information

Website Address: www.wastecare.co.uk

For the year ended 31st March 2010, Silver Lining Industries Ltd reported a turnover of £19,697,000, a pre-tax profit of £595,000 and a net worth of £2,570,000. (Source: riskdisk.com 6.6.11.)

VAT

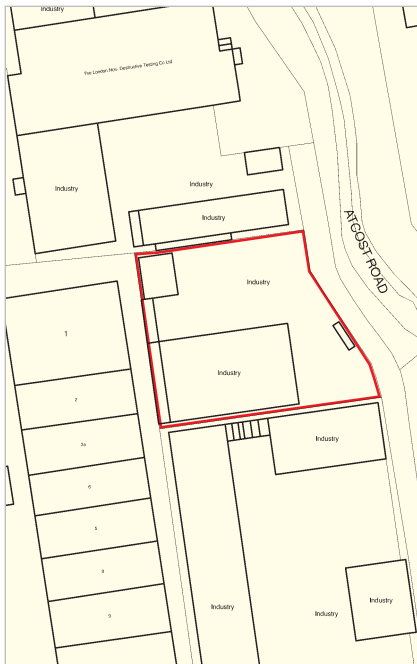
VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 123 Barking**.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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