

Barking

Algor Wharf

42 River Road

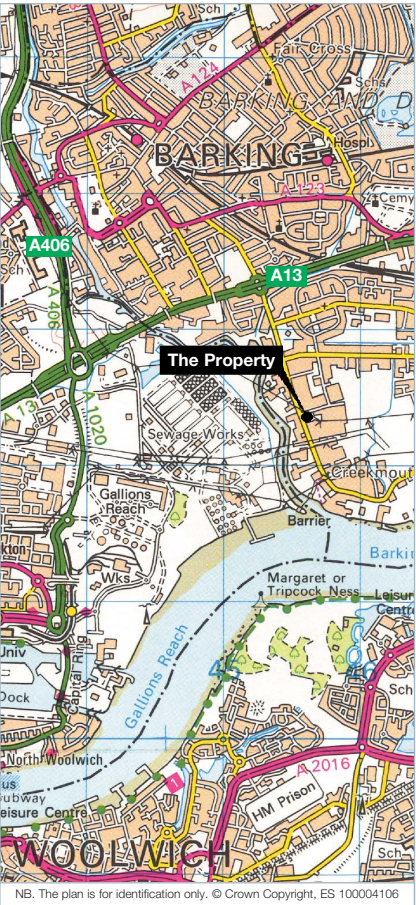
Essex

IG11 0DW

- Freehold Industrial Investment
- Established industrial location
- Easily accessible from the A13
- Six industrial units with offices totalling 2,386 sq m (25,684 sq ft)
- Reversions from 2012
- Total Rents Reserved

£105,620 pa⁽¹⁾
with Fixed Uplift

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



Units 1, 3, 5 & Office

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 on River Road within an established industrial area to the south of Barking town centre between the A13 and the River Thames. The property is opposite Long Reach Road and the I.O.G Centre. Occupiers close by include Dagenham Motors and many local businesses.

Description
 The property comprises six industrial units and a detached two storey office. Externally the property benefits from a communal service yard and car parking.

VAT
 Please refer to the Special Conditions of Sale.

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

No.	Present Occupier (1)	Accommodation	Terms of Occupation (1)	Rent (1) £ p.a.	Next Review/ (1) Reversion
1	Al Aman Ltd	Ground Floor (2) First Floor – Not Inspected	256.13 sq m (2,757 sq ft) 6 years from 01.03.2006 Rent review every 3rd year FR	£16,100 p.a.	Reversion March 2012
2	PHS Wastetech plc	Ground Floor	369 sq m (3,972 sq ft) 6 years from 01.02.2006 FR	£24,000 p.a.	Reversion 2012
3	European Suppliers Limited	Ground Floor	443 sq m (4,768 sq ft) 5 years from September 2009 Rent review yearly Break September 2012 (2)	£25,520 p.a. (3)	Fixed uplift in years 3-5 to £27,840
4	PHS Wastetech plc	Ground Floor	497.8 sq m (5,358 sq ft) Terms to be agreed	£20,000 p.a. has been demanded	
5	European Supplies Ltd	Ground Floor	382 sq m (4,112 sq ft) Terms to be agreed		
6	PHS Wastetech plc	Ground Floor	343.5 sq m (3,698 sq ft) Terms to be agreed	£20,000 p.a. has been demanded	
Office	PHS Wastetech plc	Ground & First Floor	94.6 sq m (1,019 sq ft) Terms to be agreed		
		Total	2,386 sq m (25,684 sq ft)	Total £105,620 p.a.	

(1) Please note that the tenancy schedule above sets out the current position so far as the Joint Fixed Charge Receivers can ascertain but no representations are made in this regard.
 (2) Floor area taken from www.voa.gov.uk
 (3) Fixed uplifts as follows: Year 1 to £23,200 p.a., Year 2 to £25,520 p.a., Years 3-5 to £27,840 p.a.



Units 1, 3 & 5



Unit 6



Units 2 & 4

