

Upon the instructions of



AGL

## UNIT 2-4 FRESH WHARF BARKING IG11 7BG

5,369 sq ft (497 sq m)

RETAIL UNIT

TO LET



### LOCATION

Fresh Wharf is a 911-unit residential scheme developed by Countryside and Nottinghill Genesis adjacent the River Roding on Barking Waterfront. The A406 North Circular is immediately to the west, providing ready access to the A13. Barking town centre and Barking Station (Central Line, Hammersmith & City Line, London Overground and National Rail) are circa 15 minutes' walk away.

Existing commercial occupiers include Triple Two Coffee and Rainbow Friends Nursery.

### DESCRIPTION

The property comprises a purpose built retail unit in shell and core condition, comprising **4,596 sq ft (427 sq m)** at ground floor and **753 sq ft (70 sq m)** at lower ground floor. Refuse storage and servicing is via a dedicated entrance, with a new goods lift in situ.

### PLANNING

The property currently benefits from a Class E planning consent. Interested parties should make their own enquiries of Barking & Dagenham Council Planning Department (020 8215 3000).

### RATEABLE VALUE

The property has not yet been assessed and the amount of business rates payable will need to be verified with the Local Authority.

### TENURE

The property is held on a lease expiring 26th January 2038 at a current passing rental of **£55,000 pax** and is available by way of assignment or new underlease. Full tenure details are available on request.

### EPC

The property has not yet been assessed for an EPC.

### ALL ENQUIRIES/INSPECTIONS

The property is currently vacant and therefore all enquiries are to be made via the sole agents **AGL**.

**Daniel Berrevoets**

020 7465 5107 / 07909 533933

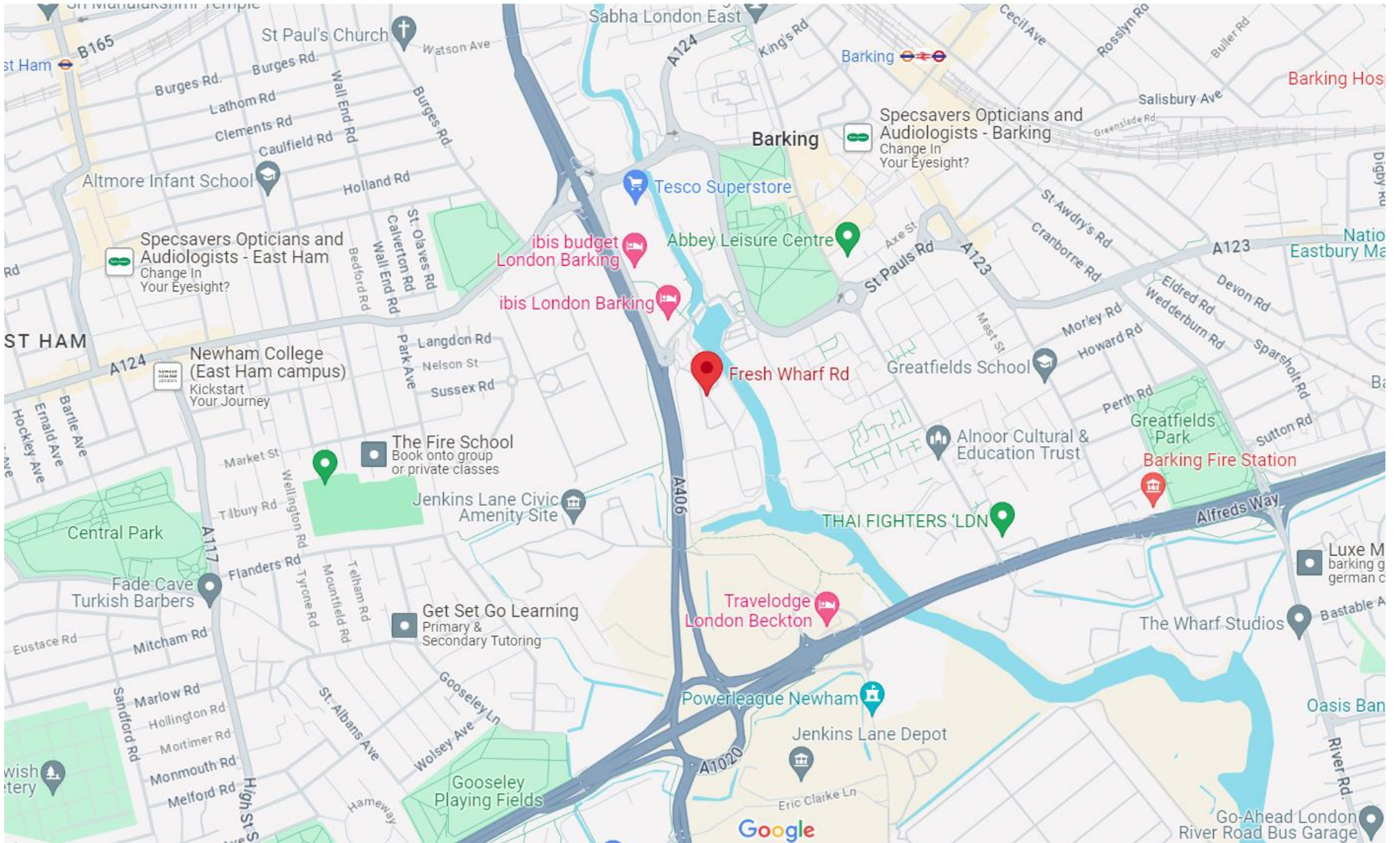
daniel.berrevoets@agl-london.co.uk

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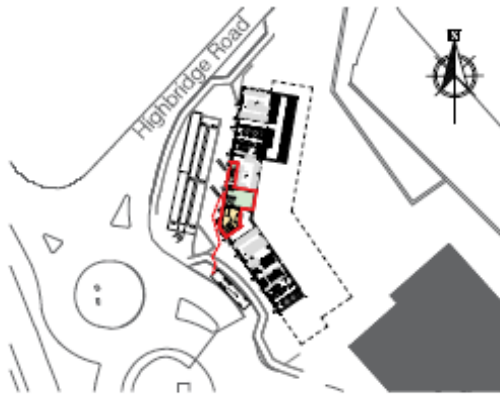
18 Savile Row, London, W1S 3PW

Tel: +44 (0) 207 409 7303 • [www.agl-london.co.uk](http://www.agl-london.co.uk)

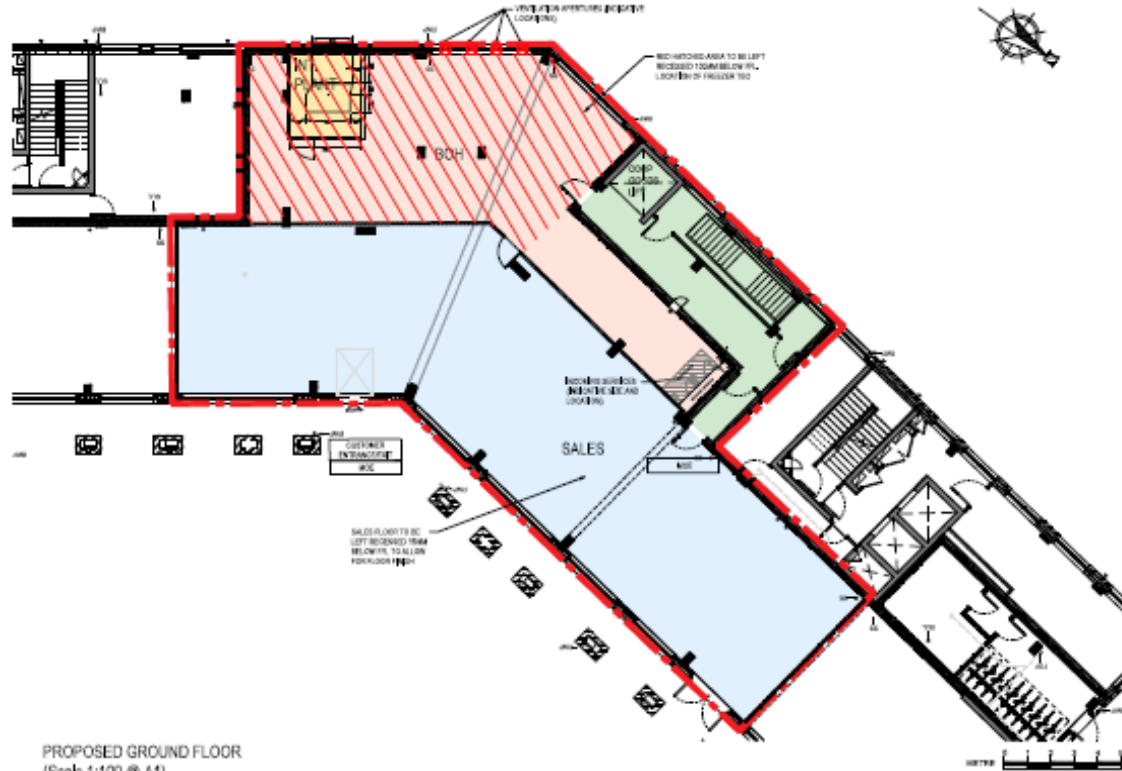
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SITE PLAN (NOT TO SCALE)  
 12M TRUCK TO PARK UP SERVICE LAYBY ON LOWER GROUND FLOOR, 30 METRE DRAG DISTANCE TO LOWER GROUND FLOOR SERVICE LIFT, CONFIRMATION OF LIFT AND LAYBY TBC BY LOGISTICS.



PROPOSED GROUND FLOOR (Scale 1:100 @ A1)



PROPOSED LOWER GROUND FLOOR (NTS)

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STAGE 1																								
AREA SCHEDULE																								
AREA	m <sup>2</sup>	ft <sup>2</sup>																						
SALES	245	2637																						
BACK UP	134	1445																						
VERTICAL CIRC.	80	860																						
NOT BUILT	0	0																						
INTERNAL PLANT	32	343																						
TOTAL	497	5330																						
SOB % OF GFA	49%																							
SOB % OF GFA	25%																							
GROUND AREA	m <sup>2</sup>	ft <sup>2</sup>																						
GROUND	437	4688																						
LOWER GND FLR	30	323																						
PLANT	0	0																						
GROUND TOTAL	467	5011																						
Standard Parking Spaces	0																							
Accessory Spaces	0																							
Parent & Child Spaces	0																							
Total Spaces	0																							
Cycle Spaces	0																							
Sub Type	Developer's Gift																							
Length of Street	3m																							
Proposed Delivery Full Distance	10m																							
Block Type	Overlyer Cars																							
Type of Development	Mixed Use w/ Retail																							
Lease	Commercial Foot																							
<b>RISK RATINGS</b>																								
<b>COLLISION</b> Risk of collision between buildings, large overhead cables, or other structures to be considered. Risk of collision between buildings and overhead cables.																								
<b>PLANT COLLISION</b> Risk of collision between plant and structures to be considered. Risk of collision between plant and structures.																								
<b>STRUCTURE</b> Risk of collision between structures to be considered. Risk of collision between structures.																								
<b>QUALITY OF WINDOW FILLS</b> Refer to technical details provided by PM.																								
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Project No.	2020 0129	Revision	S100
Client	2020 0129	Client	2020 0129
Project Name	FRESH WHARF ESTATE UNITS 2,3,4 BARKING IG11 7BG		
Project Location	BARKING IG11 7BG		
Project Description	PROPOSED FEASIBILITY PLAN STAGE 1		
Project Status	F		
Project Date	22/12/2020		
Project Manager	Tykems Management Ltd		