

**Unit 7, The Cromwell Centre
32 Thames Road, Barking, Essex IG11 0HZ**



On the instructions of Tony Flynn and Rod Weston of
Mazars LLP, Joint Administrators to Henry Gee Printing Company Limited

Light Industrial Unit

3,953 sq ft (367 sq m)

13'9" (4.2m) eaves height

Full height loading door

Close A13/A406/A1020 Interchange

Immediate possession available

£325,000 Freehold

**Edward
Symmons**

020 7955 8454

www.edwardsymmons.com



Situation

The Cromwell Centre is situated on the south side of Thames Road close to the junction with River Road which can be found as a turning immediately off the A13 Barking Bypass.

The A13/A406/A1020 Interchange lies two miles to the west and provides a direct link to the M11 and thereafter, the M25 at Junction 27.

The A13 provides a motorway standard link to the Dartford River Crossing, some eight miles to the east and the Blackwall Tunnel, approximately four and a half miles to the west.

Description

A mid terrace single storey light industrial unit being of a steel frame construction with brick and profile clad elevations under a pitched roof incorporating translucent panels.

The unit has an eaves height of 13'9" (4.2 m) and loading via a full height roller shutter door. The unit also has the benefit of a gas fired space heater.

An office has been installed together with WC facilities.

Car parking is available on the estate.

Floor Areas

All gross internal areas are approximate

Industrial	3,716 sq ft	345 sq m
Office	237 sq ft	22 sq m
Total	3,953 sq ft	367 sq m

Tenure

Freehold

Price

Offers are invited in the region of £325,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

Legal Costs

Each party shall bear its own costs.

Viewing

Contact: Graham C Free or Ian Bell
 Tel: 020 7955 8454
 Fax: 020 7403 1947

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2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

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