

# LOT 19

## Unit 13 Trafalgar Business Centre, River Road, Barking, Essex IG11 0JU

### Freehold Vacant Office/Business Unit

#### Location & Description

A two storey mid terrace office/business unit. Forming part of a modern private development within the established River Road business/industrial area approximately ½ mile from the A13 Alfred's Way at the Movers Lane junction. The A13 leads to the A406 North Circular Road which provides easy access to the M11/A12 as well as the City, Docklands and M25.

#### Accommodation (from Joint Auctioneers)

**First Floor:** 1,163 sq ft (108 sq m)

**Ground Floor:** 1,163 sq ft (108 sq m)

**Total GIA:** 2,326 sq ft (216 sq m)

Male & Female WC's and kitchenette

Offered **VACANT**

#### Note

The unit is currently fitted out as offices to both floors but could be converted back to its original industrial format on the ground floor and offices on the first floor.

**CONTACT: 020 8520 8383**

#### Joint Auctioneer

Bidwells

Tel: 01245 250998

Attn: Michael Storrs

**BIDWELLS**

**GUIDE PRICE: £180,000 - £200,000**

