COMMERCIAL PROPERTY BULLETIN

WINTER 2019/20

Covering North London, East London, London Docklands,
Essex, Hertfordshire and the M11 Corridor

LOCAL KNOWLEDGE. REGIONAL COVERAGE

OFFICES

Basildon | Docklands | Enfield | Harlow

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THE TEAM

Our team has become a leading regional property specialist, providing commercial property surveying services to landlords and occupiers throughout Greater London and the Home Counties.

sbh Page & Read employs qualified and experienced staff with a successful track record within their respective markets.

NICK HAYWOOD
MRICS ACI Arb

Director/Owner
RICS Registered Valuer
Docklands Office
T: 020 7474 9898
nick@sbhpageread.co.uk

CLIFF BONNETT
BSc (Hons) MRICS

Director/Owner
RICS Registered Valuer
Enfield Office
T: 020 8342 2700
cliff@sbhpageread.co.uk

DANIEL ROBSON

Consultant Surveyor
Basildon Office
T: 01268 851600
daniel@sbhpageread.co.uk

BEN PATER
BA (Hons)

Senior Agency Surveyor
Docklands & East London Office
T: 020 7474 9898
ben@sbhpageread.co.uk

DERYA GUNSAYA

T: 020 8342 2700
derya@sbhpageread.co.uk

NEL MINICHIELLO

T: 020 8342 2700
nel@sbhpageread.co.uk

OUR SERVICES

LETTINGS, SALES AND ACQUISITIONS

COMMERCIAL PROPERTY AGENCY

INVESTMENT AND DEVELOPMENT

DEVELOPMENT CONSULTANCY

RENT REVIEWS AND LEASE RENEWALS

BUSINESS RATES ADVICE

VALUATIONS

BUILDING SURVEYS

PROPERTY MANAGEMENT

Welcome to our Bulletin which we produce twice a year and lists a selection of commercial and industrial properties we are currently marketing from our network of offices. If you need further information on the properties listed overleaf, please give us a call or drop us an email. To carry out a search of all our available properties, please visit our website at **sbhpageread.co.uk.**

We are Commercial and Industrial Property Agents and Chartered Surveyors with 4 strategically located offices covering North and East London including City Fringes, London Docklands, Essex and the M11 Corridor, including the regeneration areas of the Lea Valley and the Thames Gateway.

Our approach is based on providing you with the highest levels of service and advice, combined with a deep knowledge and understanding of the markets in which we operate.

OFFICES

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INDUSTRIAL

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OFFICES
DOCKLANDS & EAST LONDON

TO LET **8,280 sq ft**

BRENTWOOD CM13
Jupiter House, Warley Hill Business Park, The Drive

- Modern 2nd floor air conditioned offices
- Passenger lift
- Redecorated open plan floor
- Kitchen facility/WCs
- DDA Compliant
- 27 parking spaces

nick@sbhpageread.co.uk
020 7474 9898

FOR SALE **11,957 sq ft**

LONDON E16
Pump House, 30 Seagull Lane, Royal Victoria Docks

- New detached commercial building arranged over ground and 2 upper floors
- Open plan design
- Prime office space
- Adjacent to Royal Victoria DLR

nick@sbhpageread.co.uk
020 7474 9898

TO LET **1,031 sq ft**

LONDON E14
Suite 3, Pepper Street

- Self-contained office suite
- Open plan design
- Complete redecoration
- Central heating
- Lift serving all floors
- Waterside Views

nick@sbhpageread.co.uk
020 7474 9898

TO LET **1,860 - 7,440 sq ft**

LONDON E14
Moorfoot House, Meridian Gate, 221 Marsh Wall

- Versatemp air conditioning
- Entry phone system
- Suspended ceiling
- Raised floors
- Passenger lifts
- 24 Hour manned site security office
- Private car parking

ben@sbhpageread.co.uk
020 7474 9898

TO LET **3,540 sq ft**

LONDON E14
Aegon House, Lanark Square

- Ground floor offices
- Air conditioning
- Raised floors
- Suspended ceiling & recess lighting
- Good natural light
- Cat 5 cabling throughout
- Kitchen/break out space
- Male/Female WCs
- Parking spaces

nick@sbhpageread.co.uk
020 7474 9898

FOR SALE/TO LET **1,400 sq ft**

LONDON E14
Suite 37, Beaufort Court

- Superb self-contained office suite
- 2 car parking spaces
- Private terrace & views over Canary Wharf
- Air conditioning
- Private terrace
- Fitted Kitchen

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020 7474 9898

OFFICES
NORTH LONDON & HERTFORDSHIRE

TO LET **2,199 - 6,149 sq ft**

POTTERS BAR EN6
Part 2/F & Entire 4/F, Maple House
High Street

- Modern offices
- Ground floor reception
- Perimeter air cooling and trunking
- Suspended ceilings with recessed lighting
- 3 lifts
- On site parking for 22 cars

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **5,000 - 7,773 sq ft**

COCKFOSTERS EN4
Churchwood House, 2nd Floor,
116 Cockfosters Road

- Newly refurbished offices
- Suspended ceilings
- Perimeter trunking
- Central heating
- Recessing lighting
- On site car parking
- Male/Female WCs

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **2,600 sq ft**

WALTHAM CROSS EN8
Ground Floor North,
Windsor House, Queensgate

- High quality offices
- Heating/comfort cooling
- Raised floors
- Parking for 12 cars
- Suspended ceilings
- Refurbished reception/WCs

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **6,903 sq ft**

CHESHUNT EN1
Turnford Place

- Grade A offices
- Air conditioning
- Raised floors
- 40 car parking spaces
- Suspended ceilings with recessed light
- Double glazing with tinting

cliff@sbhpageread.co.uk
020 8342 2700

FOR SALE **8,253 sq ft**

WARE SG12
Rapier House, Crane Mead

- Detached office building
- 2 Storey
- High quality fit out
- Full vacant possession
- Kitchen/staff room
- Onsite parking

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020 8342 2700

TO LET **4,050 - 12,412 sq ft**

SOUTHGATE N14
The Grange, 100 High Street

- Fully Refurbished offices
- Impressive manned ground floor reception
- 30 car parking spaces at rear of building
- LED flat panel lighting

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **1,796 - 5,643 sq ft**

LEYTON E10
Leyton Industrial Village, Argall Avenue

New Industrial/Warehouse Units

Each unit benefits from the following amenities:

- Excellent internal eaves height
- Good access and loading with full height loading door
- Separate personnel door
- Male/Female WC facilities
- First floor offices to larger units

nick@sbhpageread.co.uk
020 7474 9898

ben@sbhpageread.co.uk
020 7474 9898

TO LET **6,742 sq ft**

BARKING IG11
Unit 3, The io Centre, 59-71 River Road

- Modern industrial warehouse unit
- 7m internal eaves height
- First floor offices with suspended ceiling and recessed lighting
- Full height up & over electric loading door
- 3 phase power and gas

nick@sbhpageread.co.uk
020 7474 9898

TO LET **3,242 sq ft**

LONDON E16
Unit 1C Warehouse K, Seagull Lane
Royal Victoria Docks

- Light Industrial/Warehouse Unit
- 3.3m eaves height
- Allocated parking
- Electric roller shutter door
- Good access and loading
- Easy access to A13/A12

nick@sbhpageread.co.uk
020 7474 9898

TO LET **6,847 sq ft**

LONDON E14
Unit 9, Blackwall Trading Estate,
Lanrick Road, Poplar

- To be refurbished
- Trade counter
- Loading door
- 3-phase electricity supply

daniel@sbhpageread.co.uk
01268 851600

TO LET **7,623 sq ft**

LONDON E14
Unit 10, Blackwall Trading Estate,
Lanrick Road, Poplar

- Single storey warehouse
- First floor integral offices to the front of the unit
- Close to Canary Wharf
- Loading door

daniel@sbhpageread.co.uk
01268 851600

TO LET **7,712 sq ft**

BARKING IG11
Unit 9, Alfreds Way Industrial Estate

- Prominent warehouse unit fronting A13
- Adjacent parking/yard area
- 6m minimum eaves height
- First floor offices
- Trade counter potential
- Excellent loading and access
- 3 phase power and gas

nick@sbhpageread.co.uk
020 7474 9898

TO LET **18,017 - 36,034 sq ft**

BECKTON E6
Units 19 & 21, London Industrial Park,
Alpine Way

- Steel portal frame construction
- 7m internal eaves height
- Secure forecourt parking/loading facilities
- First floor offices
- Trade counter potential

nick@sbhpageread.co.uk
020 7474 9898

INDUSTRIAL
DOCKLANDS & EAST LONDON

TO LET **2,551 sq ft - 7,653 sq ft**

BARKING IG11
Buzzard Creek Industrial Estate
River Road

- Warehouse/industrial unit
- Good loading, access and parking
- Clear internal height rising to circa. 7.5m
- Roller shutter
- 3 phase electricity
- 24 hour access

nick@sbhpageread.co.uk
020 7474 9898

TO LET **1,966 sq ft**

BARKING IG11
Unit 1B, Barking Business Centre,
Thames Road

- Single storey light industrial/business unit
- Roller shutter access
- Parking to the front
- Good transport links

daniel@sbhpageread.co.uk
01268 851600

TO LET **1,179 sq ft**

BARKING IG11
Unit 1C, Barking Business Centre,
Thames Road

- Single storey light industrial/business unit
- Roller shutter access
- Parking to the front
- Minimum eaves height of approx. 3.65m

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01268 851600

TO LET **4,546 sq ft**

WEST THURROCK RM19
Unit 6, Dolphin Point, Dolphin Way

- Industrial/business unit
- Entire building double glazed
- 3.94m internal height
- First floor offices with excellent natural lighting
- Male/female WCs & kitchen facilities
- 4 car parking spaces

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020 7474 9898

TO LET **1,274 sq ft**

BARKING IG11
Unit 1E, Barking Business Centre,
Thames Road

- Single storey light industrial/business unit
- Roller shutter access
- Parking to the front
- Minimum eaves height of approx. 3.65m

daniel@sbhpageread.co.uk
01268 851600

TO LET **4,794 sq ft**

BARKING IG11
Unit 4, Muirhead Quay,
Fresh Wharf Estate

- 7m clear internal eaves height
- Electrically operated sectional overhead loading door
- Separate personnel door
- Good loading and access

nick@sbhpageread.co.uk
020 7474 9898

TO LET **5,170 sq ft**

BARKING IG11
Unit 2, Barking Business Centre, Thames Road

- Single storey light industrial/business unit
- Roller shutter access
- Parking to the front
- Minimum eaves height of approx. 3.65m

daniel@sbhpageread.co.uk
01268 851600

TO LET **1,878 sq ft**

BARKING IG11
Unit 1D, Barking Business Centre, Thames Road

- Refurbished single storey light industrial/business unit
- Roller shutter access
- Parking to the front of the property
- Good transport links

daniel@sbhpageread.co.uk
01268 851600

TO LET **2,840 sq ft**

BARKING IG11
Unit 4B, Barking Business Centre, Thames Road

- Single storey light industrial/business unit
- Roller shutter access
- Parking to the front
- Minimum eaves height of approx. 3.65m

daniel@sbhpageread.co.uk
01268 851600

TO LET **10,411 sq ft**

BARKING IG11
Unit 2, The Io Centre, 59-71 River Road

- 7m internal eaves height
- Full height metal cladding
- First floor offices
- Double glazed windows
- Electrically operated loading door
- 3-phase power and gas

nick@sbhpageread.co.uk
020 7474 9898

MORE WANTED

Industrial Accommodation, Leasehold or Freehold

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or contact 020 7474 9898

INDUSTRIAL
DOCKLANDS & EAST LONDON

TO LET **25,663 sq ft**

LEYTON E10
Units 2 & 3, Golden Business Park, Orient Way

- New warehouse/industrial unit
- Secure fenced & gated yard
- 10m minimum internal eaves height
- 6 level access loading doors
- Fully fitted offices
- Separate personnel entrance

ben@sbhpageread.co.uk
020 8342 2700

TO LET/FOR SALE **32,400 sq ft**

BECKTON E6
22 Eastbury Road, London Industrial Park

- Detached warehouse unit on 1.39 acres
- 9.4m internal eaves height to apex
- 4 level access loading doors
- Good quality ancillary offices
- Secure fenced and gated yard

daniel@sbhpageread.co.uk
01268 851600

TO LET **27,866 sq ft**

BECKTON E6
64-66 Alpine Way, London Industrial Park

- Single Storey Warehouse
- Ground & first floor offices
- Up to 10.1m eaves height
- 2 full height up and over loading doors
- Secure yard with electrically operated gates

nick@sbhpageread.co.uk
020 7474 9898

TO LET **5,962 sq ft**

BECKTON E6
Unit 84, Roding Road,
London Industrial Park,

- Fully refurbished
- 24 hour on-site security
- Full height loading door
- 5.5m eaves height
- 8 allocated parking spaces
- Good access and loading

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020 7474 9898

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INDUSTRIAL
NORTH LONDON & HERTFORDSHIRE

TO LET **6,070 sq ft**

TOTTENHAM N17
Unit A4, 125 Brantwood Road

- Warehouse/Industrial Unit
- 5.74m eaves height
- 3 phase electricity
- Roller shutter loading door
- Office/amenity space
- Forecourt loading/parking

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **1,905 sq ft**

ENFIELD EN3
Unit 11, Watermill Business Centre
Edison Road, Brimsdown

- Industrial unit with 1st floor offices
- High bay lighting
- 2 parking spaces
- 3 phase electricity & gas
- Up & over loading door

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **4,867 sq ft**

HARRINGAY N4
Unit 11A, Crusader Industrial Estate

- 7.8m max eaves height to front
- 3 phase power
- Warehouse lighting
- Ground & first floor office
- Full height electric roller shutter loading door
- Allocated car parking

cliff@sbhpageread.co.uk
020 8342 2700

FOR SALE **6,472 sq ft**

WALTHAM ABBEY EN9
33 Lea Road

- Detached Industrial/Warehouse
- Office/Showroom space
- Forecourt parking for up to 10 cars
- Gas space heating to warehouse
- Roller shutter

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **47,591 sq ft**

TOTTENHAM N17
Unit B, Brantwood Road Industrial Estate

- Single storey detached warehouse
- Can be divided to provide units approx. 19,500 sq ft & 28,155 sq ft
- 7m minimum eaves height
- 52 parking spaces + loading areas
- 5 full height ground floor loading doors

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **3,675 sq ft**

ENFIELD EN3
Unit 6, Watermill Business Centre
Edison Road, Brimsdown

- Minimum eaves height 5.6m
- Kitchen/Male & Female WCS
- Gas
- High bay lighting
- 3-phase electricity
- 4 parking spaces
- Electric loading door

cliff@sbhpageread.co.uk
020 8342 2700

INDUSTRIAL
NORTH LONDON & HERTFORDSHIRE

TO LET **32,791 sq ft**

ENFIELD EN1
Unit 2, Chalkmill Drive

- Modern High Quality Warehouse
- 3 loading doors
- Secure service yard
- 10m clear internal height
- Separate 33 parking spaces
- Vehicle electric charging points

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **6,000 sq ft**

EDMONTON N18
150c Bridport Road

- Warehouse unit with offices
- 5 parking spaces
- 3.5m eaves height
- Roller shutter
- Good natural light
- 2 separate offices/server room
- Male/Female WCs

ben@sbhpageread.co.uk
020 8342 2700

TO LET **12,840 sq ft**

HORNSEY N8
Unit 11, Cranford Way Industrial Estate, Cranford Way

- 2 loading doors
- 2 storey integral offices
- Eaves height 4.87m (roof apex height 9.03m)
- 3-phase electricity
- Staff welfare facilities
- Excellent parking

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **11,064 sq ft**

HORNSEY N8
Unit 7, Cranford Way Industrial Estate

- Warehouse Unit
- 4 dock level loading
- 3 level loading bays
- 4.87m eaves height
- 3 phase electricity
- Oil fired space heater
- Secure yard/parking

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **6,770 sq ft**

WOOD GREEN N22
Elco House, 22-24 Homecroft Road

- Single storey warehouse/workshop unit
- Loading and car parking
- 3m clear internal height
- Roller shutter loading
- Separate personnel door
- Excellent natural light
- WCs

cliff@sbhpageread.co.uk
020 8342 2700

TO LET **4,050 sq ft**

ENFIELD EN3
Unit 1, Watermill Business Centre

- End of terrace modern industrial warehouse
- 6m eaves height
- 5 parking spaces
- 3 phase electricity
- Separate personnel entrance
- Up and over loading door

cliff@sbhpageread.co.uk
020 8342 2700

INDUSTRIAL
BASILDON & ROMFORD

TO LET **2,551 sq ft**

RAINHAM RM13
Unit 5, Abrac Works,
Albright Industrial Estate, Ferry Lane

- Roller shutter access
- 3-phase power
- WC and shower facilities
- Additional mezzanine storage
- Minimum eaves height 4.51m
- Maximum height 5.36m

daniel@sbhpageread.co.uk
01268 851600

TO LET **6,155 sq ft**

BASILDON SS15
17 Hornsby Square

- First floor offices
- 3-phase power
- Fluorescent strip lighting
- Ample parking
- Male/Female WCs

daniel@sbhpageread.co.uk
01268 851600

TO LET **10,500 sq ft**

RAINHAM RM13
Unit 7, Mudlands Estate, Manor Way

- Single storey warehouse/industrial unit
- Secure concrete forecourt/yard of 13,244 sq ft
- 2nd floor offices

daniel@sbhpageread.co.uk
01268 851600

FOR SALE **2,500 sq ft**

ROCHFORD SS4
34 Purdeys Industrial Estate,
Purdeys Way

- Industrial/warehouse unit
- Secure concrete yard/fenced & gated
- Car parking to the front of the building
- 2 loading doors
- Three phase electricity

daniel@sbhpageread.co.uk
01268 851600

TO LET **16,140 sq ft**

BARKING IG11
Unit 9, Maybells Commercial Estate,
Ripple Road

- Warehouse/industrial unit
- First floor offices
- Male/Female WC's
- Front and rear loading doors

daniel@sbhpageread.co.uk
01268 851600

FOR SALE **30,267 sq ft**

DAGENHAM RM10
Unit 2, 'A13 Approach', Ripple Road,
Barking, Essex, IG11 0RH

- Industrial/warehouse unit
- Secure yard
- 7 dock level and 1 ramped level access loading doors
- 5m internal eaves height
- New office area
- 3 phase power

daniel@sbhpageread.co.uk
01268 851600

INDUSTRIAL
BASILDON & ROMFORD

TO LET **6,589 sq ft**

BARKING IG11
Unit 5, Balmoral Trading Estate,
113 River Road

- Eaves height 4.29m
- Electric roller shutter doors
- High pressure sodium lighting
- Forecourt parking area and loading bay

daniel@sbhpageread.co.uk
01268 851600

TO LET **6,589 sq ft**

BARKING IG11
Unit 4, Balmoral Trading Estate,
113 River Road

- Light industrial warehouse unit
- Eaves height 4.29m
- Electric roller shutter doors
- High pressure sodium lighting
- Fore parking area
- Loading bay

daniel@sbhpageread.co.uk
01268 851600

TO LET **2,000 - 5,000 sq ft**

ROMFORD RM3
2nd Floor, Consolidated House, Farringdon Avenue

- Modern office accommodation
- Prominent location
- Extensive car parking facilities
- Gated entrance
- Shared reception
- Category II lighting

daniel@sbhpageread.co.uk
01268 851600

TO LET

BARKING IG11
Unit 4B, Barking Business Centre
Thames Road

- Single storey light industrial/business centre
- Parking to the front
- Roller shutters access
- Minimum eaves height approx. 3.65m

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01268 851600

MORE WANTED

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TO LET **10,000 sq ft**

BARKING IG11
Yard 2, Maybells Commercial Estate
Ripple Road

- Secure Yard on the A13
- Palisade fencing to all boundaries
- Double opening gates
- Concrete hard standing
- Ideal for parking/vehicle storage/general storage

daniel@sbhpageread.co.uk
01268 851600

TO LET **10,000 sq ft**

BARKING IG11
Yard 3, Maybells Commercial Estate
Ripple Road

- Secure Yard on the A13
- Palisade fencing to all boundaries
- Double opening gates
- Concrete hard standing
- Ideal for parking/vehicle storage/general storage

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01268 851600

TO LET **8,243 sq ft**

DAGENHAM RM10
Unit 3, Sterling Industrial Estate,
Rainham Road South

- Mid-terrace light industrial/warehouse unit
- 2 roller shutter access doors
- Off street parking
- 3 phase power
- Substantial storage mezzanine (3,314 sq ft)

daniel@sbhpageread.co.uk
01268 851600

FOR SALE/ TO LET **55,500 – 111,645 sq ft**

WEST THURROCK RM20
Thurrock 111, Western Avenue

- Well located warehouse/distribution unit
- Available as a whole or can be split
- 6.5m eaves height
- Two yard areas
- Ample parking
- Fully fitted offices

daniel@sbhpageread.co.uk
01268 851600

TO LET **20,120 sq ft**

RAINHAM RM13
Unit 4, Mudlands Estate, Manor Way

- Single storey industrial/warehouse unit
- 13ft 6" minimum eaves height
- Full height drive-in loading bay
- Exclusive forecourt yard/loading
- Offices/amenity block to front

daniel@sbhpageread.co.uk
01268 851600

TO LET **10,000 sq ft**

BARKING IG11
Yard 1, Maybells Commercial Estate
Ripple Road

- Secure Yard on the A13
- Palisade fencing to all boundaries
- Double opening gates
- Concrete hard standing
- Ideal for parking/vehicle storage/general storage

daniel@sbhpageread.co.uk
01268 851600

LEASE RENEWALS & RENT REVIEWS

LONDON N9
5 Picketts Lock Lane,
Edmonton

- RENT REVIEW - 187,000 sq ft warehouse unit
- Acting on behalf of CCLA Investments

cliff@sbhpageread.co.uk
020 8342 2700

LONDON E8
Fitzroy House,
Abbott Street, Dalston

- RENT REVIEW - 25,000 sq ft studio/ workshop building
- Acting on behalf of private production company

cliff@sbhpageread.co.uk
020 8342 2700

LEYTON E10
Units 11,
East 10 Enterprise Park

- RENT REVIEW - 17,479 sq ft industrial unit
- Acting on behalf of undisclosed client

nick@sbhpageread.co.uk
020 7474 9898

BECKTON E6
Unit 18, Whitings Way,
London Industrial Park

- RENT REVIEW - 26,275 sq ft industrial unit
- Acting on behalf of Petchey Holdings Ltd

nick@sbhpageread.co.uk
020 7474 9898

ENFIELD EN2
5 Crossfield Chambers,
Gladbeck Way

- RENT REVIEW – 7,541 sq ft office premises
- Acting on behalf of H & I Investments (Willsden) Ltd

cliff@sbhpageread.co.uk
020 8342 2700

ESSEX IG11
Unit 2 & 3, Muirhead Quay,
Fresh Wharf Estate Barking

- LEASE RENEWAL - 3,529 sq ft industrial/ warehouse unit
- Acting on behalf of Fresh Wharf Estates Ltd

nick@sbhpageread.co.uk
020 7474 9898

OUR SERVICES
HOW WE CAN HELP YOU

INVESTMENT AND DEVELOPMENT

sbh Page & Read provide unrivalled geographical expertise in advising property developers and investors.

Only by being 'in the market' can you truly understand what's happening to supply and demand; key factors in the proper assessment of rent and yield for development and investment opportunities.

Whether buying or selling we provide clear advice taking into account well researched market conditions.

RENT REVIEWS AND LEASE RENEWALS

sbh Page & Read's lease advisory team come from a background of doing deals in the market. They understand the market trends and have strong negotiating skills.

A sound knowledge of property transactions is essential and our team are at the forefront of what's happening with rent and lease terms.

We have a full understanding of the legal and procedural issues related to lease renewal and rent review and undertake a regular appraisal of the latest law and precedence affecting these matters.

LETTINGS, SALES AND ACQUISITIONS

sbh Page & Read has an outstanding track record in the leasing, sale and acquisition of business space in our region.

Our expertise in the industrial and office markets is highly regarded by property funds, developers, investors, companies (large and small) and private individuals.

You can have total confidence in our ability and the good news is... we do deals!

VALUATIONS

Nick Haywood and Cliff Bonnett are qualified Chartered Surveyors and Registered RICS Valuers. They provide valuation reports for Company Accounts, Individuals and Private Pension Plans.

As market leaders in their respective geographical areas they have the knowledge and expertise to provide valuations you can rely on.

PROPERTY MANAGEMENT

sbh Page & Read understand the importance of maintaining asset value. Our Property Management team provide advice on the full range of services from rent collection and service charge administration to maintenance and repair works.

We ensure a close liaison with tenants and look to address problems before they arise.

We provide strategic advice to ensure maximum performance and return from your asset.

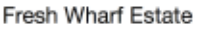
LEARN MORE ABOUT HOW WE CAN HELP YOU

Our new website contains all the information you need to know about us and how we can help you and your business.

We have also included a range of Case Studies that demonstrate how we deliver results for our clients of all sizes.

A SELECTION OF OUR CLIENTS

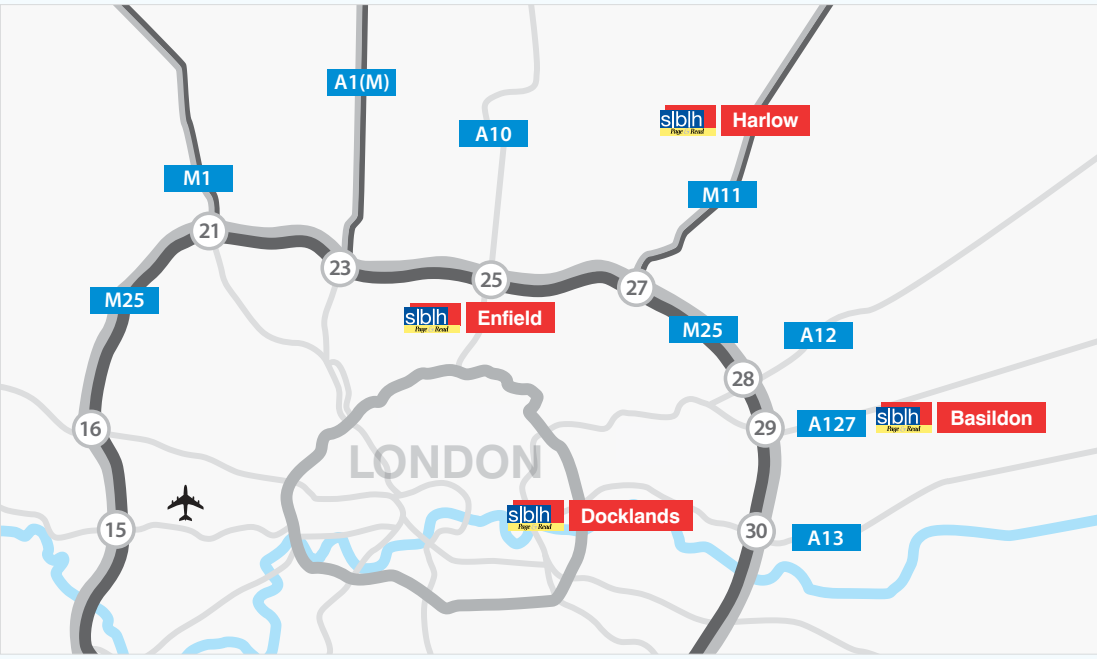
Our clients are our focus. We pride ourselves in providing an exceptional level of service that keeps the people and businesses we work with happy.



CONTACT US

Approachable, dependable

We're not just here to sell or find your next property. We build relationships that last and the sbh Page & Read team are available to answer your questions when you need us.



BASILDON OFFICE

Cornwallis House,
Howard Chase,
Basildon,
Essex SS14 3BB
T: 01268 851600

ENFIELD OFFICE

Fifth Floor,
Refuge House,
9 - 10 River Front,
Enfield EN1 3SZ
T: 020 8342 2700

DOCKLANDS OFFICE

Suite 3,
17 Pepper Street,
Docklands,
London E14 9RP
T: 020 7474 9898

HARLOW OFFICE

Suite 101,
Greenway Business Centre,
Harlow Business Park,
Harlow, Essex CM19 5QE
T: 01279 626555

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