

# BARKING

# TO LET

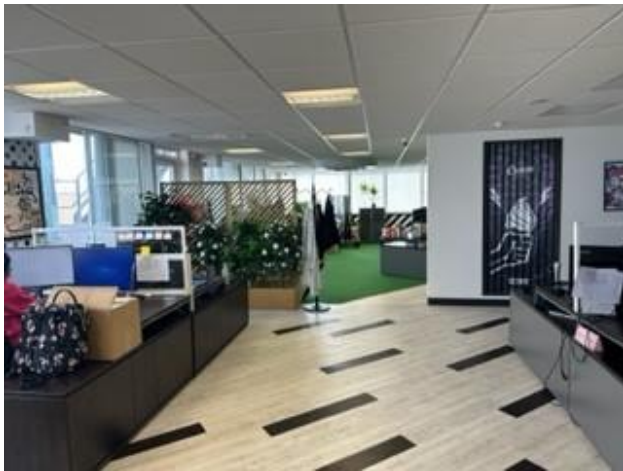
**TOWN CENTRE OFFICE SUITE  
3,250sq.ft APPROX  
\*WITH 5 CAR PARKING SPACES\***



**2<sup>nd</sup> FLOOR RODING HOUSE, 2 CAMBRIDGE ROAD, BARKING, ESSEX IG11 8NL**



01708 731200  
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www.andrewcaplincommercial.com  
Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



### LOCATION

Roding House is situated in Cambridge Road within the heart of Barking town centre, a well established office location with excellent communications to the City of London. Barking Station is within approx. 100 yards providing a direct rail service to London Fenchurch Street and Southend on Sea, as well as District and Metropolitan services on the London Underground. Local bus routes pass the property and the building is therefore easily accessible by both private and public transport.

### DESCRIPTION

Roding House is a five storey purpose built office building with a refurbished ground floor reception area and basement car parking. The available accommodation comprises an independent office floor at Second floor level. Kitchenette facilities are provided and shared WC facilities are provided on each floor.

- **DOUBLE GLAZED**
- **DEMISED CAR PARKING**
- **SUSPENDED CEILINGS**
- **PERIMETER TRUNKING**
- **ADJACENT TO STATION**
- **MAINLY OPEN PLAN**
- **AIR CONDITIONED**
- **5 CAR PARKING SPACES**



### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, and has the following Gross Internal Area.

Floor	SQ FT	SQ M
<b>UNIT</b>		
Second Floor	3,250	301.93 Approx

**\*ON SITE CAR PARKING\***

### TERMS

Available to let on a new lease for a term of years to be agreed at a rent of £15.00 psf per annum exclusive.

### RATEABLE VALUE

Interested parties should ascertain the current rates payable with London Borough of Barking and Dagenham.

### SERVICE CHARGE

A service charge is payable in respect of the tenants contribution to the maintenance of common parts.

Further details upon request

### EPC

To follow



### GDPR

**General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

### Anti Money Laundering

**Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks. Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

### VIEWING

Contact Sole Letting Agents



**01708 731200**

**Ref: ANDREW CAPLIN M: 07870 166162**

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