

BARKING

TO LET

RENT REDUCED TO £13 PER SQ.FT.

TOWN CENTRE OFFICES (TO BE REFURBISHED)

74.2m/799sq.ft/177.2sqm/1,907sq.ft/177.2sam/1907sq.ft

WITH CAR PARKING

AVAILABLE FROM JAN 2024



**SUITES 2B,3A AND 3B, FOCAL HOUSE, 12-18 STATION PARADE,
BARKING, ESSEX IG11 8DN**



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

LOCATION

Focal House is prominently and conveniently located in Station Parade in Barking Town Centre adjacent to Vicarage Fields Shopping Centre and Virtually opposite Barking Station.

Barking Station provides 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 routed pass the property and both private and public transport are therefore easily accessible.

DESCRIPTION

Subject to internal refurbishment and new roof covering.

Focal House is a prominent Town Centre Office Building.

The Office Suites available are as follows:-

Suite 2B	-	177.2sqm/1907sq.ft
Suite 3A	-	74.2sqm/799sq.ft
Suite 3B	-	177.2sqm/1907sq.ft
Totals	-	428.6sqm/4613sq.ft

New refurbishment to include:

- New Carpet
- Full Redec
- LED Lighting
- Stair Balustrades will be modernised
- Available from January 2024

FEATURES

- Prominent Town Centre Offices
- Private Parking
- Passenger Lift to all Floors
- Available from Jan 2024
- Opposite Barking Station

TENURE

New Lease/Leases for Term/Terms to be agreed

COMMENCING RENTAL

£13 per sq.ft. plus Vat, Business Rates, Service Charge and Building Insurance.

LEGAL COSTS

To be paid by ingoing tenant/tenants.

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

Strictly by appointments via agent



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