

BARKING

TO LET

RENT REDUCED TO £13 per sq.ft

**TOWN CENTRE OFFICES (TO BE REFURBISHED)
177.2sqm/1907sq.ft up to 354.33sqm/3814sq.ft**



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



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

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. Refurbishment include common parts.

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 LET
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
- New Electrics
- New Window Blinds

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.

SERVICE CHARGE

Currently £8.50 per sq.ft. plus Vat

From April 2025 the expectation is that the service charge will be reduced.

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.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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