

# TO LET - TOWN CENTRE OFFICES WITH CAR PARKING IN BARKING

FOCAL HOUSE, 12-18 STATION PARADE, BARKING, ESSEX, IG11 8DN  
787 SQ.FT - 7,341 SQ.FT ( 73.11 M<sup>2</sup> - 682.00 M<sup>2</sup> )



## Key Features

- Prominent Town Centre Offices
- Private Parking
- Passenger Lift to all Floors
- Opposite Barking Station

## Viewing

Strictly by prior appointment with joint sole letting agents Taylor Freeman Kataria and AC Commercial

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## 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.

## Accommodation

Situated within a 3 storey mixed use building, these office suites are to undergo refurbishment to include new roof covering and refurbishment to the common parts. The building benefits from car parking. Approximate floor areas are as follows:

|                        |                                       |
|------------------------|---------------------------------------|
| Suite 1A               | 800 sq.ft ( 74.32 m <sup>2</sup> )    |
| Suite 1B               | 1,927 sq.ft ( 179.02 m <sup>2</sup> ) |
| Suite 2A               | 800 sq.ft ( 74.32 m <sup>2</sup> )    |
| Suite 2B - UNDER OFFER | 1,907 sq.ft ( 177.17 m <sup>2</sup> ) |
| Suite 3B - UNDER OFFER | 1,907 sq.ft ( 177.17 m <sup>2</sup> ) |
| Total                  | 7,341 sq.ft ( 682.00 m <sup>2</sup> ) |

## Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) for a term to be agreed subject to periodic, upward only rent reviews.

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

## Rent

£13.00 psf + VAT exclusive of Business Rates, Service Charge and Buildings Insurance.

## Rates

Interest parties are advised to verify these with the London Borough of Barking and Dagenham.

## VAT

Value Added Tax is applicable in respect of this property.

## Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

## Energy Performance Asset Rating

EPC Awaited

## Legal Costs

The incoming Tenant to bear the cost of the Landlord's reasonable legal fees.



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