

TO LET - TOWN CENTRE OFFICES WITH CAR PARKING IN BARKING

SUITE 2B AND 3B FOCAL HOUSE, 12-18 STATION PARADE, BARKING, ESSEX, IG11 8DN
1,907 SQ.FT - 3,814 SQ.FT (177.17 M² - 354.33 M²)



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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the mark of
property
professionalism
worldwide

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

These first and second floor office suites, situated within a 3 storey mixed use building, has undergone refurbishment to include new carpets, redecoration, LED lighting and modernisation of stair balustrades with new roof covering to the entire building. The building benefits from car parking. Approximate floor areas are as follows:

Suite 2B	1,907 sq.ft (177.17 m ²)
Suite 3B	1,907 sq.ft (177.17 m ²)
Total	3,814 sq.ft (354.33 m ²)

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.

Rent

£15.00 psf + VAT exclusive of Business Rates, Service Charge and Buildings Insurance.

Rates

Rateable Value	£17,250.00
UBR 2024/2025	49.9p
Rates Payable	£8,607.75
Interest parties are advised to verify these figures 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

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Legal Costs

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