

TO LET - TOWN CENTRE OFFICE SUITE WITH 5 CAR PARKING
SPACES IN BARKING
2ND FLOOR RODING HOUSE, 2 CAMBRIDGE ROAD, BARKING,
ESSEX, IG11 8NL
3,250 SQ.FT (301.93 M²)



Key Features

- Double Glazing
- Demised Car Parking
- Suspended Ceilings
- Perimeter Trunking
- Adjacent to Station
- Mainly Open Plan
- Air Conditioned
- 5 Car Parking Spaces

Viewing

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

Contact:

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RICS

the mark of
property
professionalism
worldwide

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.

Accommodation

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

Total	3,250 sq.ft (301.93 m ²)
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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 per annum exclusive.

Rates

Rateable Value	£36,500.00
UBR 2024/2025	49.9p
Rates Payable	£18,213.50
Interest parties are advised to verify these figures with the London Borough of Barking and Dagenham.	

VAT

Value Added Tax is not 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

Each party to bear their own legal costs.

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.