

TO LET - 'E' CLASS COMMERCIAL PREMISES WITH PARKING
 56 LONGBRIDGE ROAD, BARKING, IG11 8RT
 773 SQ.FT (71.81 M²)



Key Features

- Rear Access
- Loading/Unloading
- Parking
- Close to Station

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

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Location

The subject premises occupy a prominent and convenient trading position within Barking Town Centre fronting the busy Longbridge Road. It is a short 2 minute walk to Barking Station which serves access into the City and West End via the District and Hammersmith & City Lines as well as the Overground and National Rail.

Accommodation

'E' class commercial premises at ground floor level with WCs and rear yard for parking/loading/unloading. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Total	773 sq.ft (71.81 m ²)
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Lease Terms

The premises is available by virtue of a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Rent

£22,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£18,000
UBR 2025	49.9p
Rates payable	£8,982
Interested parties are advised to verify these figures with The London Borough of Barking & Dagenham.	

VAT

Chargeable at the prevailing rate if the property is elected for VAT.

Service Charge

A service charge may be applicable in relation to the sale of this property. Further details are available on request.

Energy Performance Asset Rating

C	◀ 67	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal fees.



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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.