

BARKING

TO LET

NEWLY REFURBISHED OFFICE SPACE TOWN CENTRE OFFICES

**SUITE 2B 177.2qm/1907sq.ft - SUITE 3B 177.2sqm/1907sq.ft
TOTALS 3814sq.ft/354.33sqm**



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

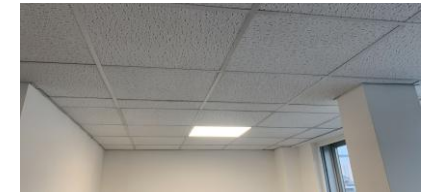


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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



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 3B | - | 177.2sqm/1907sq.ft |
| Totals | - | 354.33sqm/3814sq.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

£15 per sq.ft. plus Vat, Business Rates, Service Charge and Building Insurance.

SERVICE CHARGE

Overall rate =£8.86 per sq.ft plus Vat

Effective from March 2025

However, the true rate is £7.88 per sq.ft plus Vat. as the service charge includes Gas & Water for the tenant demises as well as he common areas

LEGAL COSTS

To be paid by ingoing tenant/tenants.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

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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Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are ser out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT.