

TO LET
OFFICE ACCOMMODATION
from 1315 to 19263 ft²)



CROWN HOUSE, CAMBRIDGE ROAD,
BARKING, ESSEX.

1st Floor ♦ 1 Chandlers Way ♦ Romford ♦ Essex ♦ RM1 3JZ
Tel: **01708 731 200** ♦ Fax: **01708 731 203**
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LOCATION

Barking is a well established office centre with good communications providing easy access to the City of London. Crown House is conveniently located in Cambridge Road within Barking Town Centre. Barking Station is within a very short walk providing British Rail services to Fenchurch Street and Southend as well as District & Metropolitan services on the Underground. Local Bus routes are also close by.

DESCRIPTION

The property comprises office accommodation arranged over ground and 14 upper floors with on-site parking.

- 2 x passenger lift
- On-site security
- Male and Female WC's to each floor
- Designated on-site parking (1:500ft²)
- 24 hour access
- Close to shop, bus routes, trains and tube

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and the following approximate gross internal areas are available.

Floor	Accommodation Sq Ft	Sq.m
1st Office	3,043	282.69
4th (A) Office	1,315	122.16
4th (B) Office	1,576	146.41
6th Office	3,043	282.69
7th Office	3,043	282.69
8th Office	1,315	122.16
12th (A) Office	1,315	122.16
12th (B) Office	1,570	145.85
13 th Office	3,043	282.69
Total	19,263	1,789.50

LEASE

The accommodation is available to let on new effectively full repairing and insuring lease(s) for a term to be agreed.

RENT

Upon application

RATEABLE VALUE

Interested parties are advised to contact the London Borough of Barking & Dagenham to ascertain the rateable values for the current financial year.



SERVICE CHARGE

A service charge is levied for the maintenance and up keep of the building. Further details upon request.

EPC

An Energy Performance Certificate (EPC) has been requested and will be available shortly.

VIEWING AND FURTHER INFORMATION

Contact joint letting agents;



Ref: ANDREW CAPLIN M: 07870 166162
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Glenny

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