



**292A Barking Road, London, Greater London, E6
3BA**

2,197 Sq Ft (204.1 Sq M)

To Let, Ground Floor Offices, Use Class E

To Let

Offices Fronting Barking Road

Key Features

Road Fronting Office
Building To Let

2 Parking Spaces

Kitchen and 4 x W.C.s

Use Class E

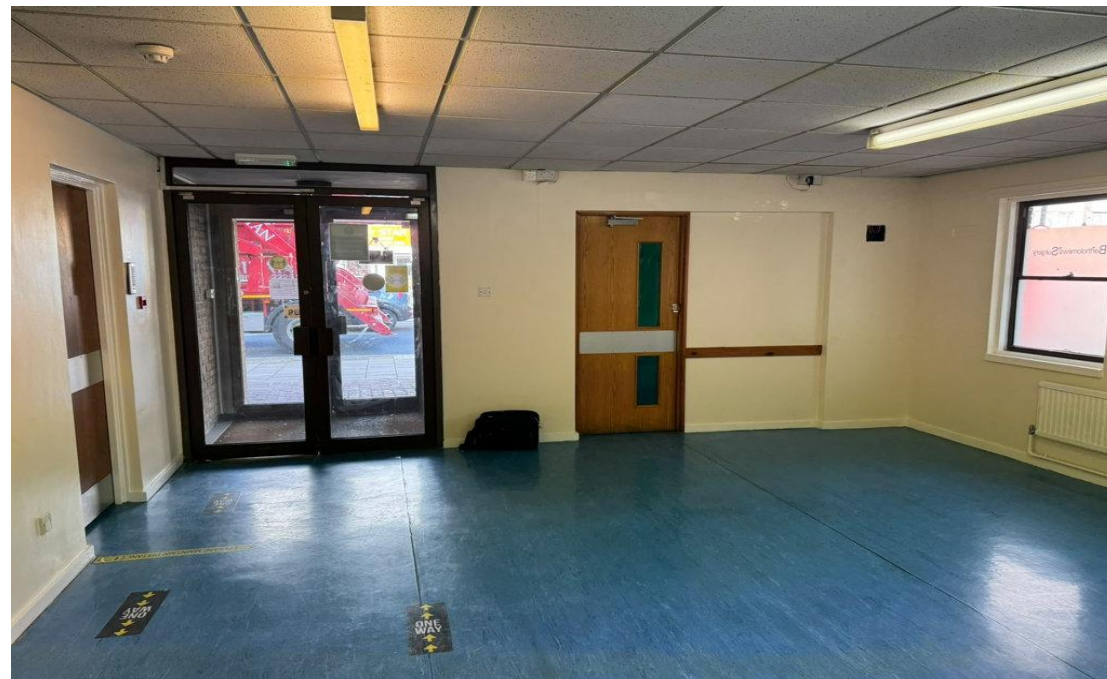
Property Description

The property comprises of a ground floor office space with a NIA of approx 2,113 sqft (196.30 sqm) and is part of the larger church building. The property fronts Barking Road in this visible location, it was previously a doctors surgery but would be suitable for a variety of uses under use class E.

The property benefits from its own entrance, two parking spaces, kitchen area, 4 W.C.'s and is split into multiple rooms. There are multiple sinks around the offices due to the previous medical use. The property is being offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.

Location

Situated front Barking Road directly opposite the junctions of Ron Leighton Way and High Street North. The offices are less than half a mile away from East Ham's District and Hammersmith and City line station and main shopping areas. Barking Road is serviced by multiple bus routes, and leads through to the A406 (North Circular) and Barking in an easterly direction as well as Plaistow and Canning Town in the alternate direction.





Terms

The property is being offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.

Rent

£50,000 p.a.x.

Service Charge

TBC

Rates Payable

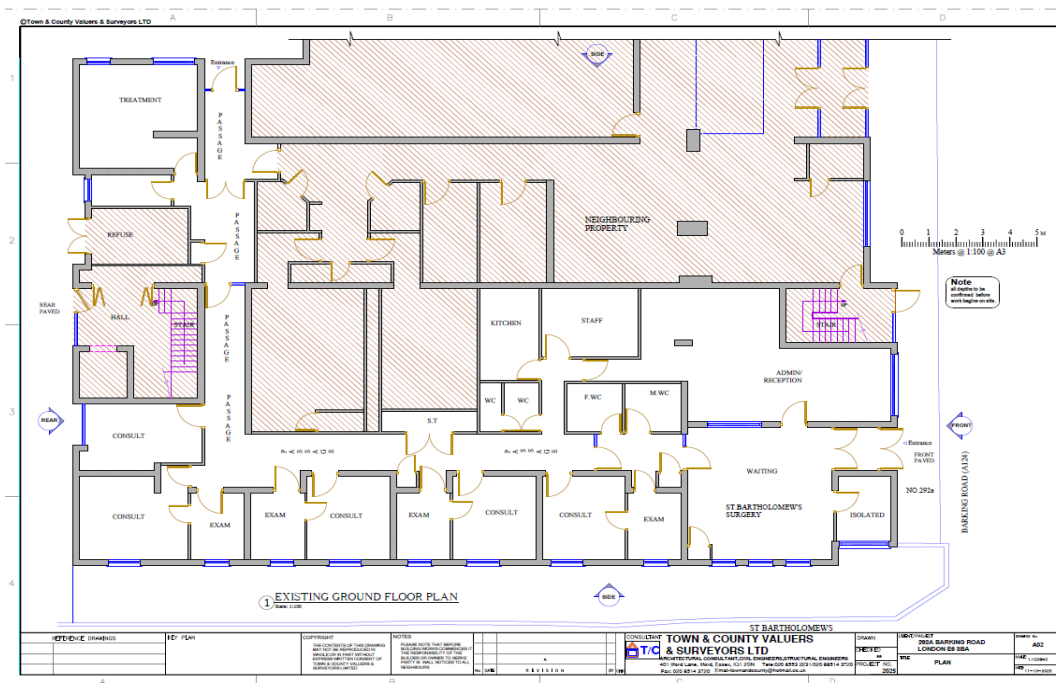
£20,520 p.a.

EPC Rating

C-66

Legal Costs

To be paid by the ingoing tenant.

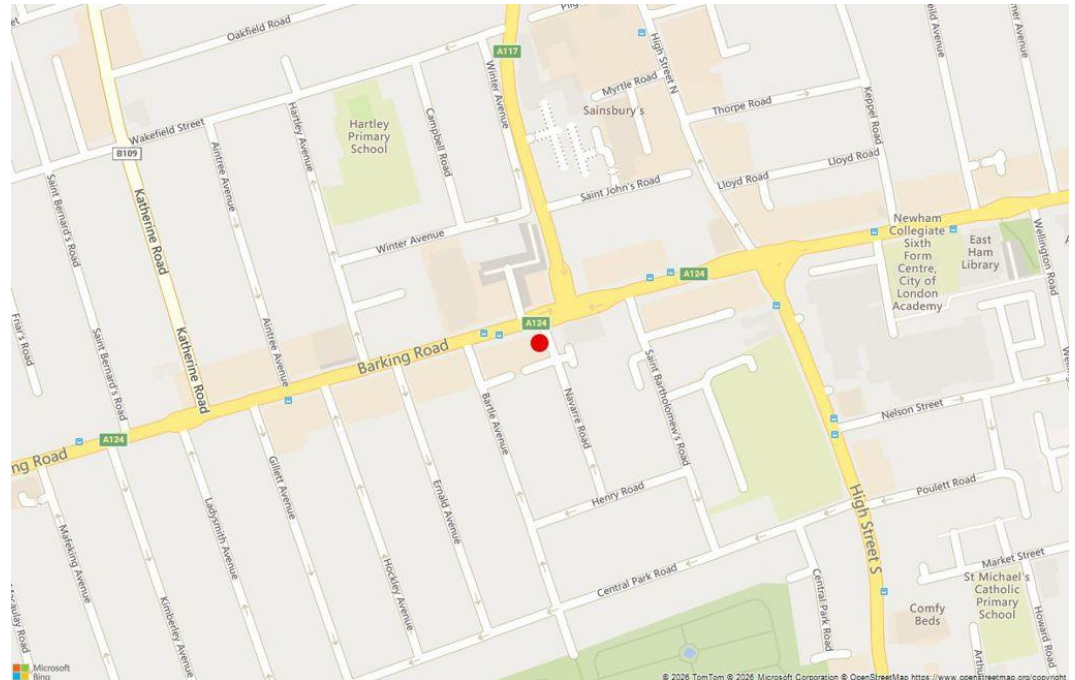


Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking references/AML checks upon the proposed tenants. This fee is non-refundable whether they are accepted by the Landlord or not.

Viewing

Via Sole Agents Only



LAND COMMERCIAL

chartered surveyors



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.



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