



# PRIME LARGE STORE TO LET BARKING

**38-42 EAST STREET, BARKING, ESSEX, IG11 8EP**

## Location:

The subject property is prominently positioned on East Street, Barking. Barking Station (National Rail, Overground, District Line & Hammersmith & City Services) is located a short walk away from the premises.

Nearby multi-national tenants include McDonald's, Shoe Zone, NatWest, The Gym Group, Iceland and Boots in addition to various established independent operators.

## Use:

The premises benefit from Class E planning consent. Alternative uses may be considered subject to planning permission.

## Rent:

Upon Application.

## Accommodation:

The unit is arranged over Ground and First Floors and has the following approximate Gross Internal Areas (GIA):

**Ground Floor:** 7,567 sq. ft. (703 m<sup>2</sup>)

**First Floor:** 7,729 sq. ft. (718 m<sup>2</sup>)

## Lease:

The premises are available by way of a new lease for a term to be agreed.



## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

