



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:

Ground Floor – £160,000 per annum exclusive.

Whole Building – £250,000 per annum exclusive.

Accommodation:

The unit has two available configurations and is currently arranged over Ground and First Floors.

The property has the following approximate Gross Internal Areas (GIA) for its configurations:

Ground Floor only

Ground Floor: 7,158 sq. ft. (665 m²)

Whole Building

Ground Floor: 7,567 sq. ft. (703 m²)

First Floor: 7,729 sq. ft. (718 m²)



Lease:

The premises are available by way of a new FRI 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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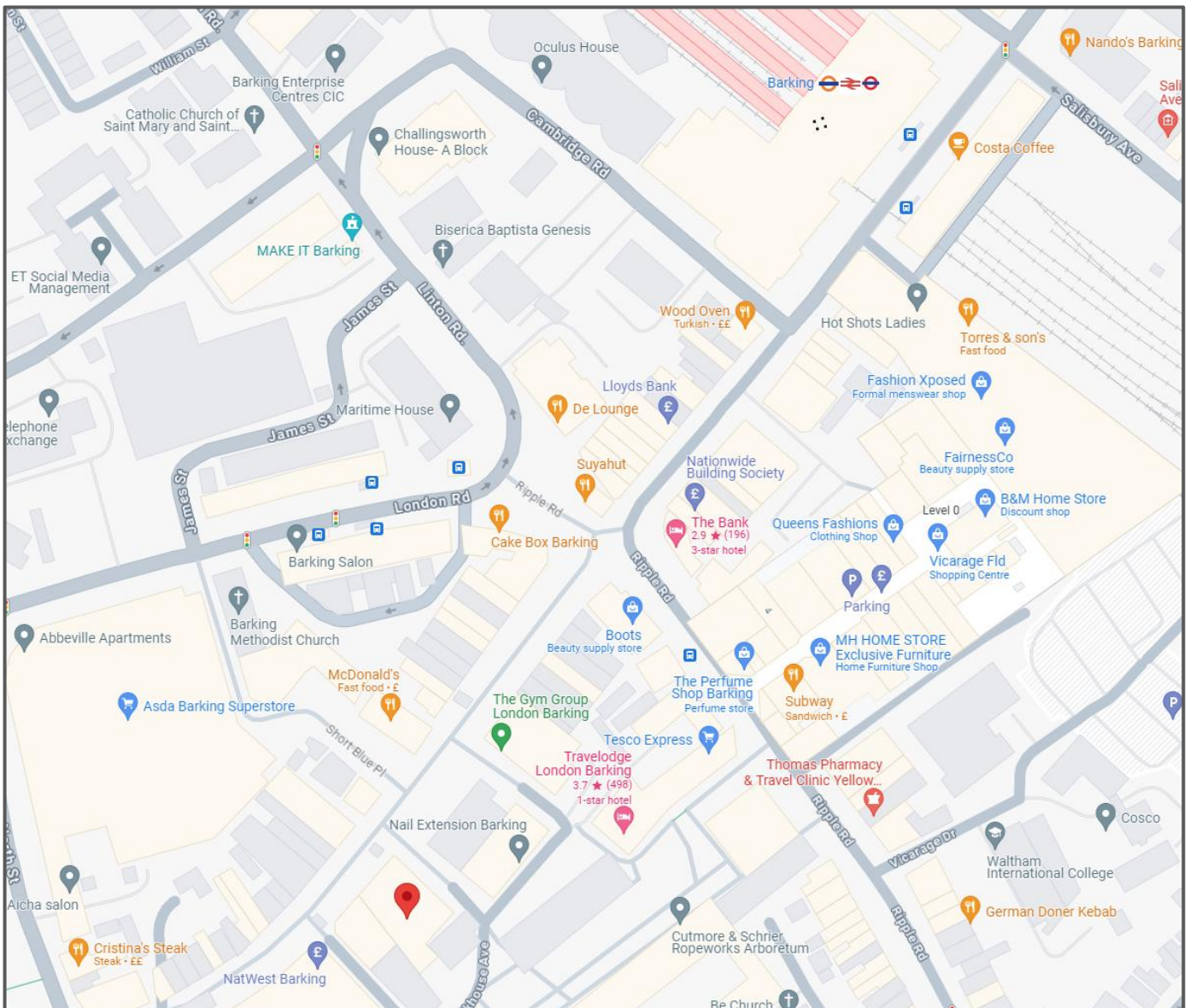
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Location Map:



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