

# TO LET

- ✓ 14.2 million passenger per annum
- ✓ Availability March 2026

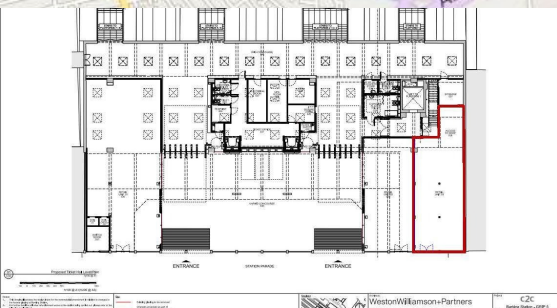
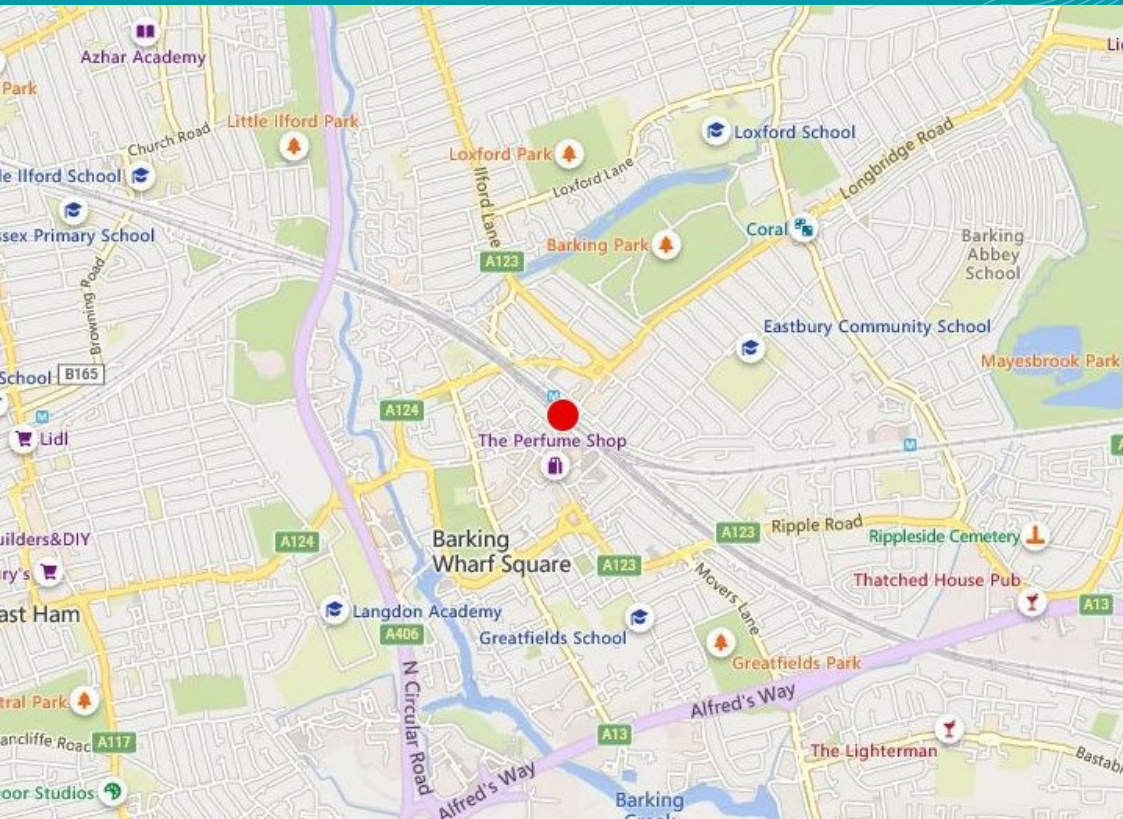


Barking Railway Station, Station Parade, Barking IG11 8TU

Retail Unit 3, Barking Station, Station Parade,  
Greater London, IG11 8TU

1,227 Sq Ft  
(114 Sq M)

# Barking Railway Station, Station Parade, Barking IG11 8TU



## DESCRIPTION

Unit 3 will be presented as a serviced shell (100amp 3 phase electricity supply with commercial water and drainage supplies) and will benefit from glazed frontage onto Station Parade.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>1,227</b>	<b>114</b>

## BUSINESS RATES

As a new unit under construction there is currently no Ratable Value. The Lessee will be responsible for Business Rates

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LOCATION

Barking station is located in the heart of the Town Centre with direct frontage onto Station Parade. The station benefits from an annual passenger flow of 14.2m including 1.1m interchange passengers (2023-2024 ORR figures). The station is undergoing a transformation scheme which will bring benefits of a new open concourse, additional access and egress points and 3 new retail units. The scheme is due to complete in March 2026. The surrounding area is also being transformed with new residential and commercial developments adjacent and opposite the station under construction.

## LOCAL OCCUPIERS

Unit 1 and Unit 2 are under offer to Sainsburys and Greggs respectively.

## RENT

Offers are invited based on a percentage of turnover (net of VAT) which is to be underpinned by a Minimum Guaranteed Rent of £90,000 per

## SERVICE RENT

A service rent equivalent to 7.5% of the minimum Guaranteed Rent will be payable.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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