

**BARKING**

**TO LET**

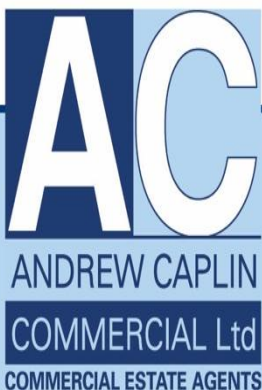
**\*RENT REDUCED TO £13 per sq.ft.\***

**TOWN CENTRE OFFICES (To be Refurbished)**

Suite 1A	74.3sqm/800sq.ft
Suite 1B	179sqm/1927sq.ft
Suite 2A	74.3sqm/800sq.ft
Suite 2B	UNDER OFFER
Suite 3B	UNDER OFFER



**FOCAL HOUSE, 12-18 STATION PARADE, BARKING ESSEX IG11 8DN**



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

## Location

Focal House is prominently and conveniently located in Station Parade in Barking Town Centre adjacent to Vicarage Fields Shopping Centre and Virtually opposite Barking Station.

Barking Station provides a direct rail service to London Fenchurch Street and Southend on Sea, as well as District and Metropolitan Services on the London Underground Local Bus routed pass the property and both private and public transport are therefore easily accessible.

## Description

Subject to internal refurbishment and new roof covering.  
Refurbishment include common parts.

Focal House is a prominent Town Centre Office Building.

The Office Suites available are as follows:-

<b>Suite 1A</b>	<b>74.3sqm/800sq.ft</b>
<b>Suite 1B</b>	<b>179sqm/1927sq.ft</b>
<b>Suite 2A</b>	<b>74.3sqm/800sq.ft</b>
<b>Suite 2B</b>	<b>UNDER OFFER</b>
<b>Suite 3B</b>	<b>UNDER OFFER</b>

New refurbishment to include:

- New Carpet
- Full Redec
- LED Lighting
- Stair Balustrades will be modernised

## Features

- Prominent Town Centre Offices
- Private Parking
- Passenger Lift to all Floors
- Opposite Barking Station

## Tenure

New Lease/Leases for Term/Terms to be agreed

**Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.**

## Commencing Rental

£13.00 per sq.ft. plus Vat, Business Rates, Service Charge and Building Insurance

## Legal Costs

To be paid by ingoing tenant

## EPC

To follow

## Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

## GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VIEWING

Strictly by joint sole agents



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