



Unit 5, 7 Barking Wharf Square, Barking, IG11 7EN

Barking Wharf Square offers a mix of excellent transport links, local amenities and strategic business advantages ideal for local businesses

- Suitable for uses within A1, A3 and B1
- Excellent modern designs with floor to ceiling glazing within modern development
- Available immediately with units offered in shell condition
- Riverside location along the River Roding

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	1,018 sq ft
Rent	£23,500 per annum
Rates Payable	£8,108.75 per annum We do recommend ingoing tenants make further enquiries to the local authority
Rateable Value	£16,250
VAT	Applicable
EPC Rating	Upon enquiry

Description

Unit 5 at this development offers a great opportunity for retailers looking for a modern, customisable space with good visibility and a built-in customer base in a growing area. The combination of stylish design, strategic location, and pedestrian-friendly environment makes it an attractive option for a variety of businesses. Offering large floor to ceiling glazing and modern shop front design, the property is provided in shell and core ready for a new bespoke fitout.

Location

Over looking the River Roding on a development accessible from Abbey Road, the property is situated in the bustling and rapidly developing area of Barking, East London. This commercial space benefits from a strategic location that offers excellent connectivity and accessibility. Conveniently located near the A13, providing direct routes to Central London and the M25. Barking Station is a short walk away, offering access to multiple rail lines including the District and Hammersmith & City Lines, and mainline services to London Fenchurch Street.

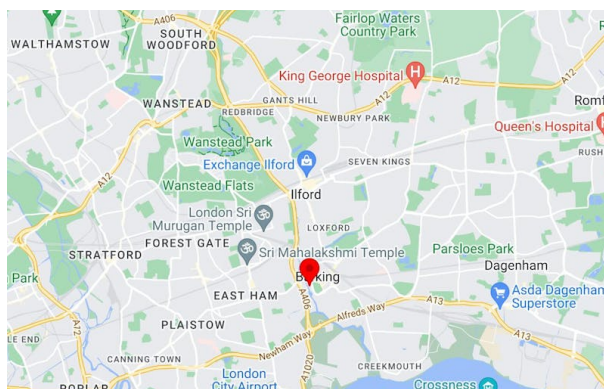
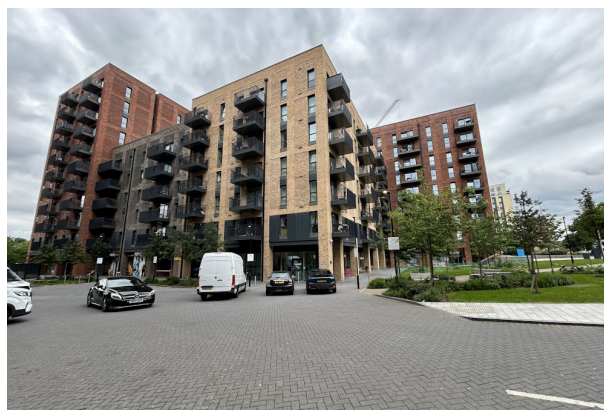
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	1,018	94.58
Total	1,018	94.58

Legal Costs

Each party to bear their own costs in the transaction with the in-going tenant committing to a deposit on agreement of the heads of terms.



Viewing & Further Information

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