

The Granary, 80 Abbey Road, Barking, IG11 7BT

Popular office location close to Barking Town Centre along the River Roding and part of the Ice House Quarter

- Ground floor industrial feel office space
- Parking spaces available on site
- Part of a new modern development by Roof
- Cat 6 cabling and high speed internet available

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Summary

Available Size	2,103 sq ft
Rent	£38,000 per annum
Business Rates	We recommend the ingoing tenant make their own enquiries to the local authority
Service Charge	£3,154 per annum A contribution to general block charges plus heating and electricity.
VAT	Applicable
EPC Rating	Upon Enquiry

Description

This is an award winning modern office development which includes the former Victorian granary adjacent to the new build accommodation of office space. The ground floor premises is self-contained with a mainly open plan layout save for the original brick pillars. There are kitchen and WC facilities and a separate entrance as well as separate heating facilities and strip lighting throughout. 2 parking spaces can be provided on-site.

There are views over the River Roding to the rear of the development.

Location

The Granary is located at the Ice House Quarter, the main creative industries location in the Town Centre on Abbey Road including creative studios and The Boathouse bar and cafe.

The A406 is less than 1km away which provides links onto the A13 and further afield to the M25 and M11. Barking Station is within walking distance with links onto the District, Hammersmith & City Lines as well as British Rail services into London Fenchurch Street.

Accommodation

The accommodation comprises the following areas:

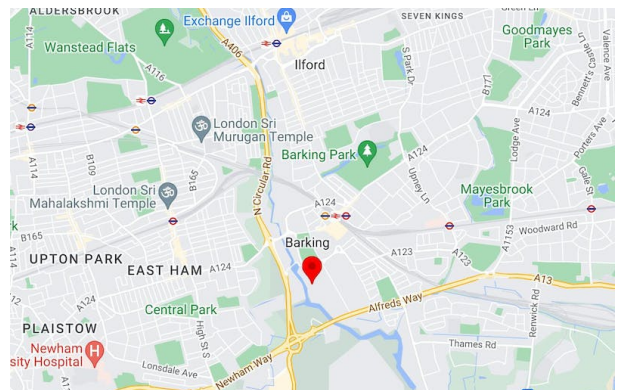
Description	sq ft	sq m
Ground floor office suite	2,103	195.38
Total	2,103	195.38

Legal Costs

Each party to bear their own legal costs in the transaction with the in-going tenant required to contribute to abortive fees should they withdraw from the transaction after having agreed terms

Terms

A new FRI lease for a term to be agreed directly from the landlord



Viewing & Further Information

Nick Robinson MRICS

020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Reuben Reid-Williams BSC

020 8221 9619 | 07932 875089
reuben.reid-williams@dobbinandsullivan.com

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Burrows House, 415 High Street, London, E15 4QZ

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