



Ensign House, 6 Fresh Wharf Road, Barking, IG11 7UZ

A new opportunity in Barking to secure a large commercial premises with flexibility over proposed uses within the well fitted modern space

- Currently used as the on-site gym and workspace area
- Well fitted modern space located in a larger development
- Seeking offers and proposals from all types of occupiers
- Easy Access to the A406 and A13 as well as Barking Town Centre

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

Ensign House, 6 Fresh Wharf Road, Barking, IG11 7UZ

Summary

Available Size	4,434 sq ft
Rent	£67,500 per annum
Business Rates	Business rates will likely be assessed on occupation. Tenant to make their own enquiries to the local authority.
Service Charge	A proportional payment through the service charge budget will be payable.
VAT	Applicable. VAT is applicable
EPC Rating	A (17)

Description

The property is located on the first floor of the development. Currently utilised as a communal gym space and breakout area, the premises is well fitted with modern fixtures and fittings but would be suitable for alternative uses, subject to consent. There are 2 possible entrances into the unit, one with access to a platform lift. WC's are provided and self contained. Parking on site is available at additional costs. We are seeking proposal to be submitted for similar or alternative uses

Location

The property is located within Ensign House, one of the blocks that makes up a wider redevelopment area close to Barking Town Centre. Just under 1 mile away is the Town Centre with plenty to offer in terms of national and local retailers, a regular market street and Barking Station. This provides access to the District, Hammersmith & City, Overground and C2C lines. Adjacent to the property is also access onto the A406 and within a few minutes the A13.

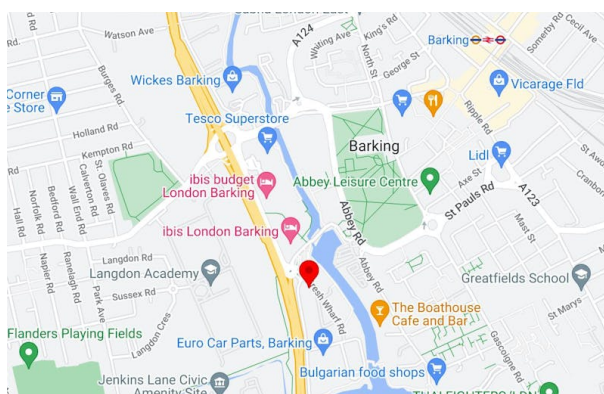
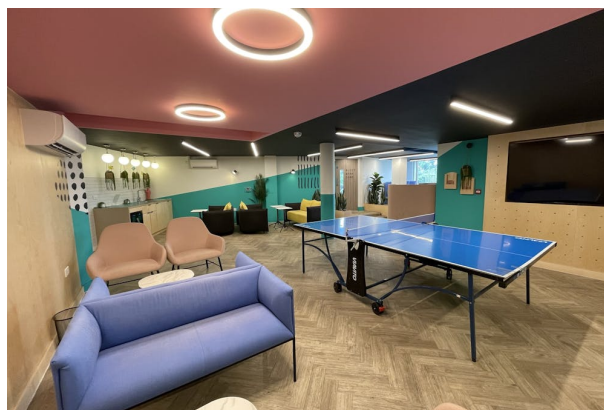
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First floor area	4,435	412.02
Total	4,435	412.02

Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



Viewing & Further Information

Nick Robinson MRICS

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

Reuben Reid-Williams MRICS

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

More properties @ dobbinandsullivan.com

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

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 22/03/2024