



Visitor Centre, Barking Park, Longbridge Road, Barking, IG11 8TA

Versatile commercial property located in the centre of Barking Park, suitable for a variety of uses.

- Multiple classrooms and offices
- Large reception
- Amenity space on the property's doorstep
- Lots of natural light throughout the building

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

Visitor Centre, Barking Park, Longbridge Road, Barking, IG11 8TA

Summary

Available Size	2,482 sq ft
Rent	£31,000 per annum
Business Rates	It is recommended that the incoming tenant make enquiries with the local rating authority.
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial space	2,137	198.53
1st - Additional offices	345	32.05
Total	2,482	230.58

Description

Barking Park Visitor Centre is comprised of several offices and classrooms, making it suitable for a number of uses. The property also benefits from a washroom, kitchen and multiple toilets throughout the building that can be allocated to staff and/or customers. The property has strip lighting in most rooms and laminate flooring throughout. The main classroom benefits from skylights, allowing for large amounts of natural light, many of the other rooms in the building also receive plenty of natural light.

Location

The property is located in Barking Park and can be accessed via Longbridge Road. The park benefits from a pay and display car park which allows for access from visitors. The property is just under a mile from Barking Station and can be reached on foot within 14 minutes. The station offers a multitude of transport links with national rail services and services on the District Line + Hammersmith & City Line. There are several bus routes on Longbridge Road that provides access throughout Essex and London.

Lease

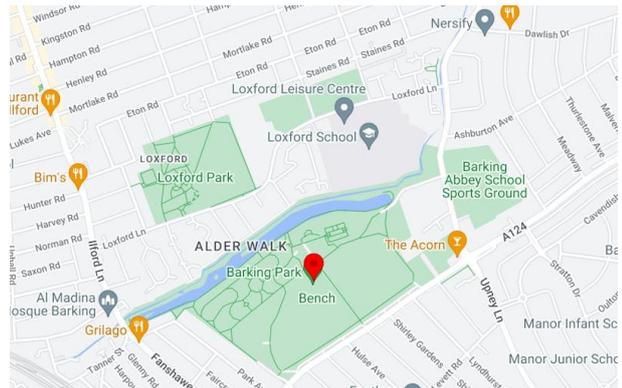
A new lease on full repairing and insuring terms.

Viewings

All viewings will be conducted by sole agents, Dobbin and Sullivan.

Legal costs

Each party to bear their own legal costs in the transaction with the incoming tenant required to provide an undertaking on abortive costs should they withdraw from the transaction after having agreed terms.



Viewing & Further Information

Reuben Reid-Williams MRICS

020 8221 9619 | 07932 875089

reuben.reid-williams@dobbinandsullivan.com

Nick Robinson MRICS

020 8221 9612 | 07983 731978

nick.robinson@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](https://www.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 each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, 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 18/06/2024