

Town Centre Commercial Unit TO LET

486.7 m2 / 5239 sq. ft

- Class E Use
- Suitable for Restaurant, Medical
- Office, Gym, Day Nursery e.t.c
- Town Centre Location
- Modern Unit
- 3 Prominent Frontages

Bath House, Arboretum Place
Barking, Essex IG11 7PS



Location

Situated in the main commercial centre of town within close proximity of **Travelodge, Tesco Express, Barclays Bank**, and numerous other national and independent retailers. The area is well serviced by excellent transport links including numerous bus routes and **Barking Overground** and **Underground** station which is on the **District Line** and the **Hammersmith and City Line**.

Description

Prominent ground floor commercial unit with an approximate gross internal area of **5,239 square feet (486.7 Square metres)**. benefits from extensive glazed frontages.

It is suitable for a number of uses within the Class E classification

Terms

Offers are sought in the region of **£25 psf**
(Please note we are informed that this property is subject to VAT)

Business Rates

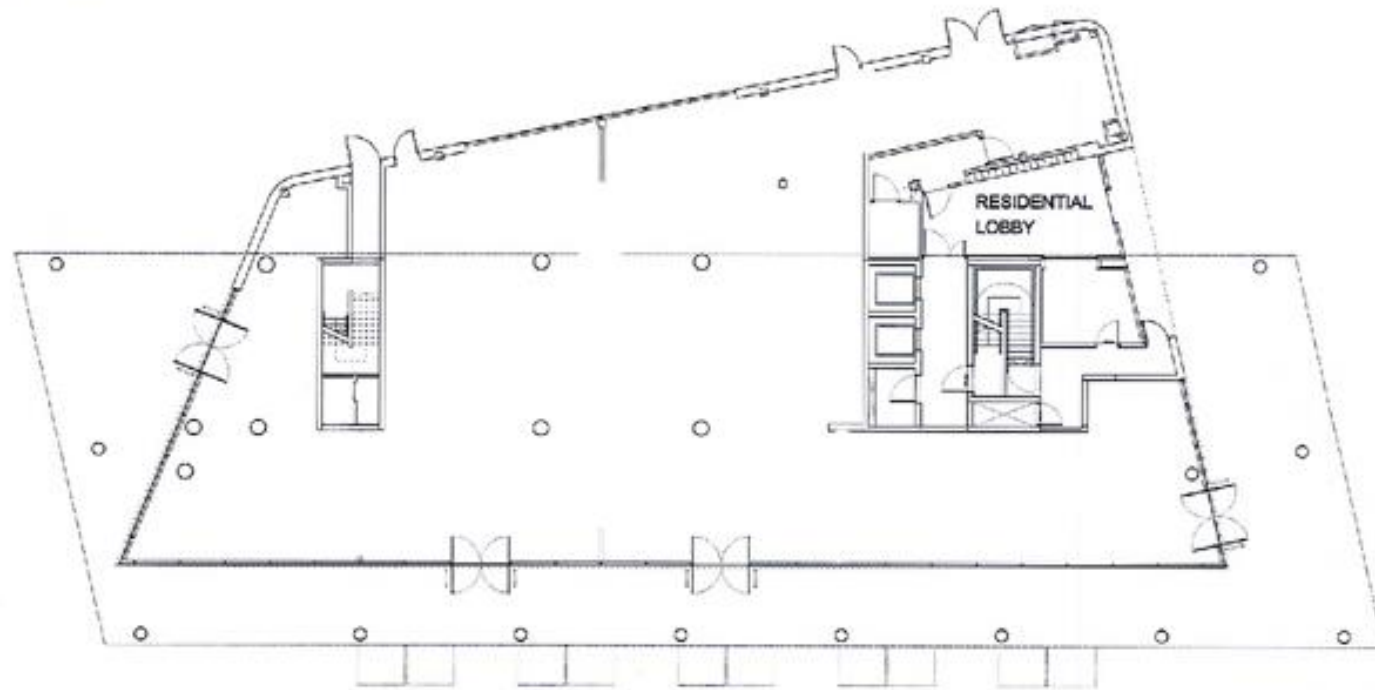
All interested parties are advised to enquire with the London Borough of Barking & Dagenham

EPC

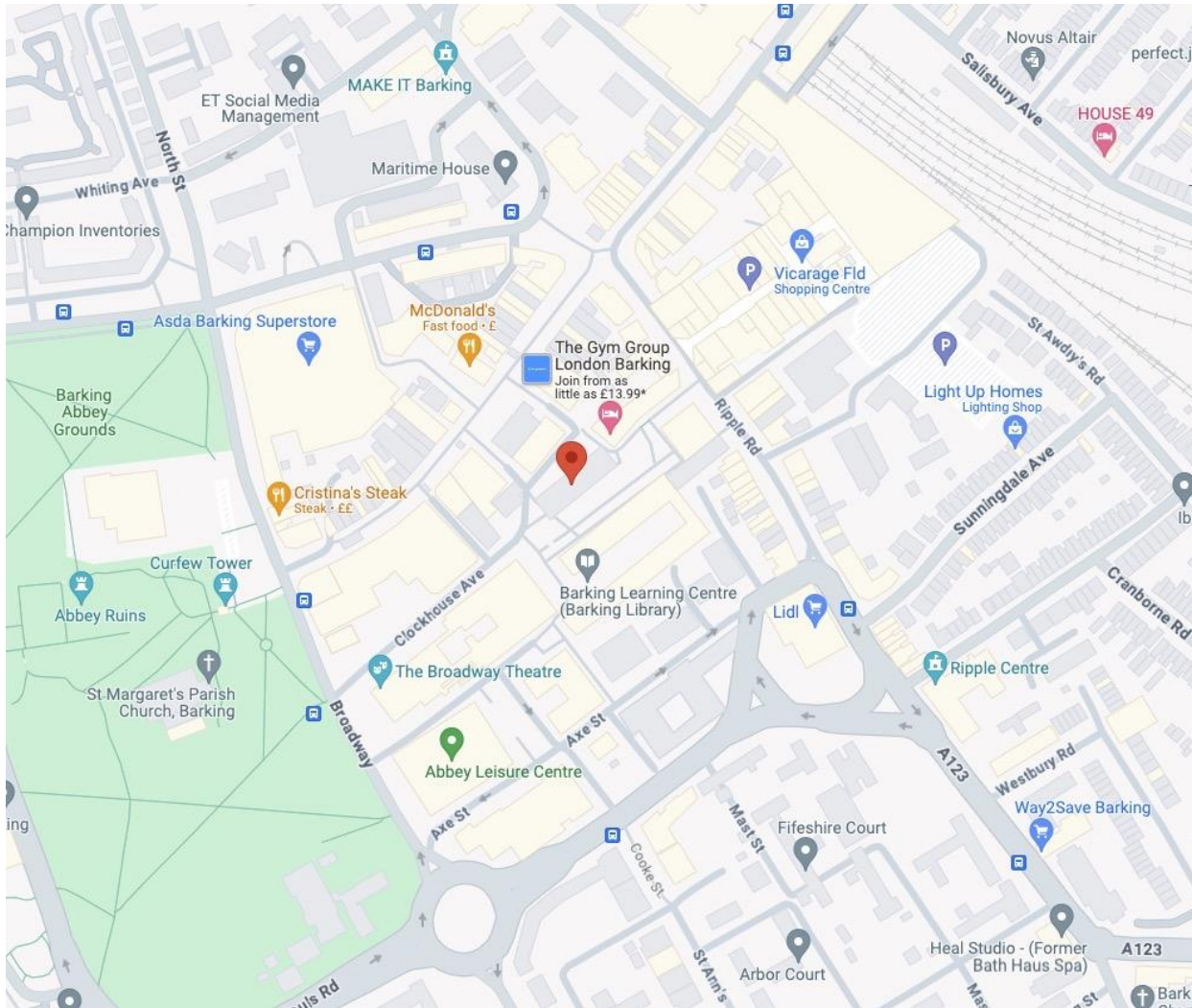
Certificate Rating of B.



BARKING CENTRAL



BATH HOUSE, LEVEL 0



Legal Costs

Ingoing tenant to pay a contribution towards the landlords' legal costs

Viewing

Strictly by Appointment only via agents

Jason Grant

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