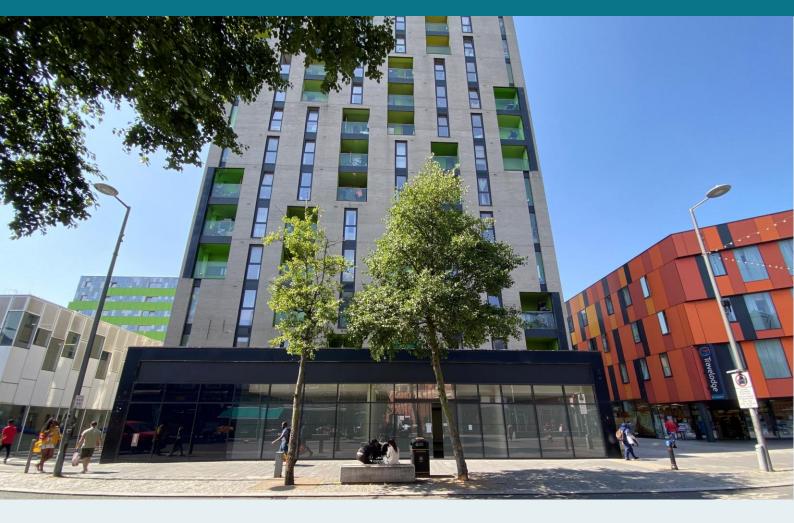
Barking 20-24 Ripple Road

Class E Opportunity - Suitable for a variety of uses - Potential to be sub-divided



Location

The subject property is prominently situated on Ripple Road, within the Barking Central mixed-use development. The opportunity sits at the base of a residential tower block consisting of 136 apartments. The building is located in close proximity to Barking Station and opposite Vicarage Field Shopping Centre.

Located adjacent to **Travelodge** and **Tesco Express**, other nearby occupiers include **JD Sports**, **Holland & Barrett**, **Boots**, **Poundland** and **Iceland**.

Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

Ground Floor* 4,984 sq ft 463 sq m

*The space can be sub-divided into two units, further detail available upon request.

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£120,000 per annum exclusive.

Rates

Rateable Value	£109,000
Rates Payable	£59,514 p.a.

Interested parties are advised to make their own enquiries through the London Borough of Barking & Dagenham on 020 8215 3000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:



Liam Jones 07990 335 016 liam@forge-cp.com Harry Hill 07585 545 068 harry@forge-cp.com



forge







Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 29/08/2024 Created By: Forge



Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property.