

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:

forge

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50 metres

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