



NIEK
CO



**STARTING POINT,
16 PICKERING
ROAD,
BARKING**

IG11



Starting Point, 16 Pickering Road, Barking, IG11 8PG



Location: The subject property is situated on Pickering Road at the junction with Wakering Road and Church Road, just off north of Gurdwaras Way (A124). Barking Town Centre, Vicarage Field Shopping Centre and the station are less than 5 minutes walk to the south east.

The location is also very well served by public transport with Barking Station (District, Circle and Hammersmith & City Lines and Suffragette and c2c services) 5 minutes walk to the south east and there are also numerous bus routes serving the area. The North Circular (A406) is a 5 minute drive to the west.

Description: The available space was previously used as offices and is being offered with the existing fit out in situ. The space benefits from AC throughout, fitted meeting rooms, WCs and a kitchenette as well as a demised external courtyard.

The unit has open Class E use and would suit a range of nursery, office or fitness occupiers.

Accommodation:

Ground Floor
3,886 sq ft (361 sq m)

External Courtyard
c. 800 sq ft

Lease: New leases are being offered direct from the landlord.

Rent: On application.

Service Charge: TBC

Business Rates:

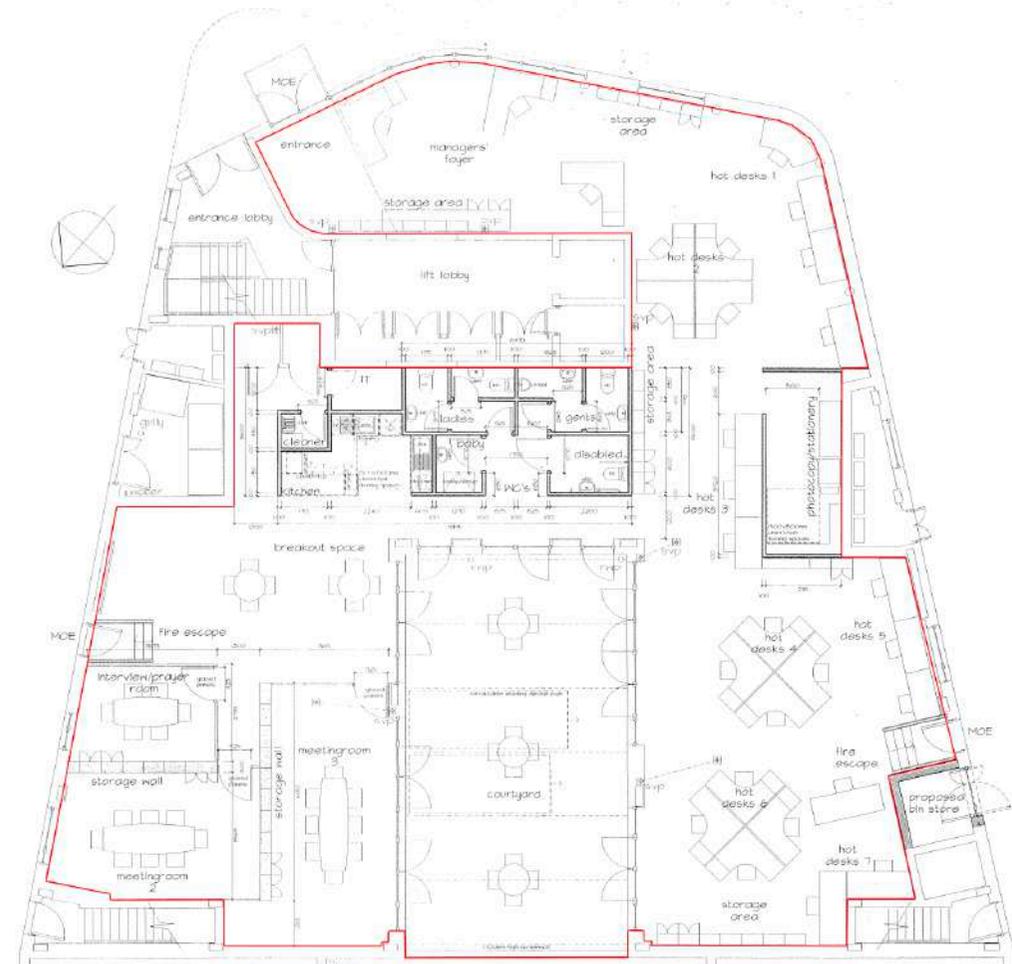
Rateable Value
£42,000
Est. Rates Payable
£20,958

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact: Max Taylor-Smith
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A124
(1 min walk)



A406
(7 min drive)



Barking
(5 min walk)



Ilford
(10 min drive)



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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property.