



# Office (A2 Use) For Sale - Barking, Essex IG11

Situated in a busy retail parade and potentially suitable for alternative uses STP

**363 Ripple Road,**

**Barking**  
**BARKING IG11 9PN**



**Online details**  
21125

**Area**  
Net Internal Area: 96 sq.m. (1,036 sq.ft.)

**Price**  
£155,000 subject to contract

## Property Description

The property comprises a ground floor mid terrace (A2 use) office, set in a busy mixed retail parade. The ground floor has a high quality office fit-out and is predominantly arranged in an open plan layout. There are male and female WCs, a small kitchenette and a large rear storage area, which has loading access from the rear service road.

The residential first floor flat has been sold on long lease at a peppercorn ground rent.

- \*High Quality Fit-out
- \*Large Rear Store
- \*Busy Mixed Retail Parade
- \*Kitchenette
- \*Male & Female WCs
- \*Prominent Position
- \*Rear Loading Access



*Our ref: 21125*



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor Office	68.83sq.m.	740sq.ft.	
Rear Store	27.47sq.m.	295sq.ft.	
1st Floor Residential			Long leasehold interest has been sold off on a peppercorn rent

## Property Location

The property forms part of a busy mixed retail parade and is situated towards the mid point of Ripple Road (A123), on the north side of the road between Lancaster Avenue and John Burns Drive.

Road communications are excellent, with Ripple Road (A123) linking to the A406 North Circular Road approximately 1 mile to the west of the property and to the East Ham and Barking By-pass (A13) approximately 0.5 miles to the east.

Rail communications are equally impressive with Barking Railway and London Underground Station (Overground, Hammersmith and City and District Lines) approximately 0.5 miles from the property to the north west and Upney London Underground Station (District Line) approximately 0.25 miles to the east.

**2010 Rateable Value** £6000.00

**Estimated Rates Payable** £1533 per annum

**Service Charge p.a.** Nil

**Terms** Freehold with vacant possession of the ground floor. First floor flat sold on a long lease paying a peppercorn rent.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Barking & Dagenham

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Last Updated:** 22 Jun 2012

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Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

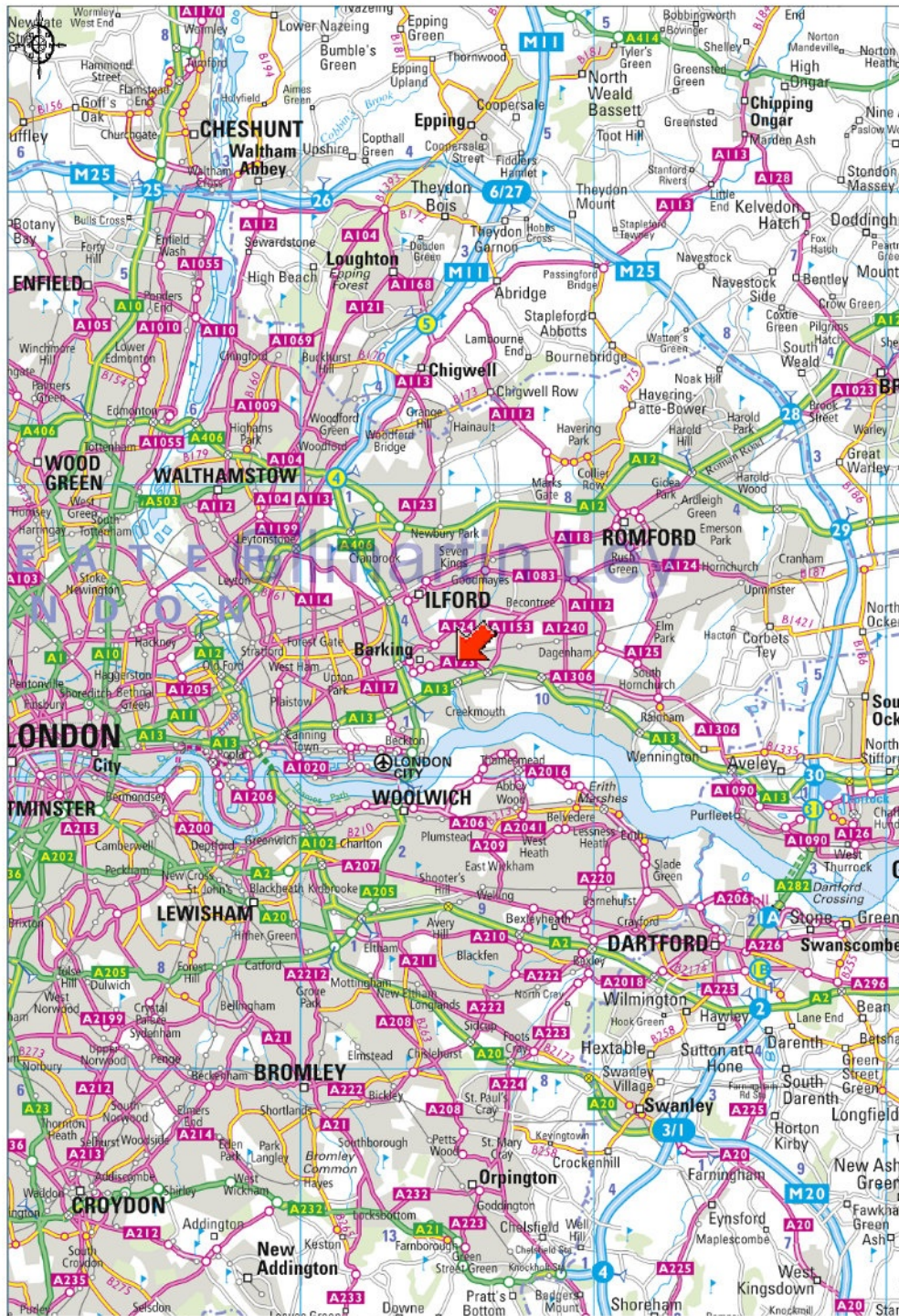
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