

# Unit 6, Fresh Wharf, Fleet Road, Barking, IG11 7BP

**TO LET / FOR SALE**

Retail

1,058 sq ft / 98.3 sq m

£21,500.00 per annum / £235,000.00



# TO LET/FOR SALE

## Ground floor retail unit - Class E Use



- Capped off services (Electricity - 3 Phase 100 Amps, Gas - Capacity for U25 Meter, Water & Telecom Duct)
- Road links to A13
- Suitable for a variety of uses
- Nearby occupiers include Triple Two Cafe, Rainbow Friends Childcare, The Boathouse Cafe & Bar and Tesco Superstore
- 0.61 miles from Barking station
- Abbey Green Park 0.35 miles



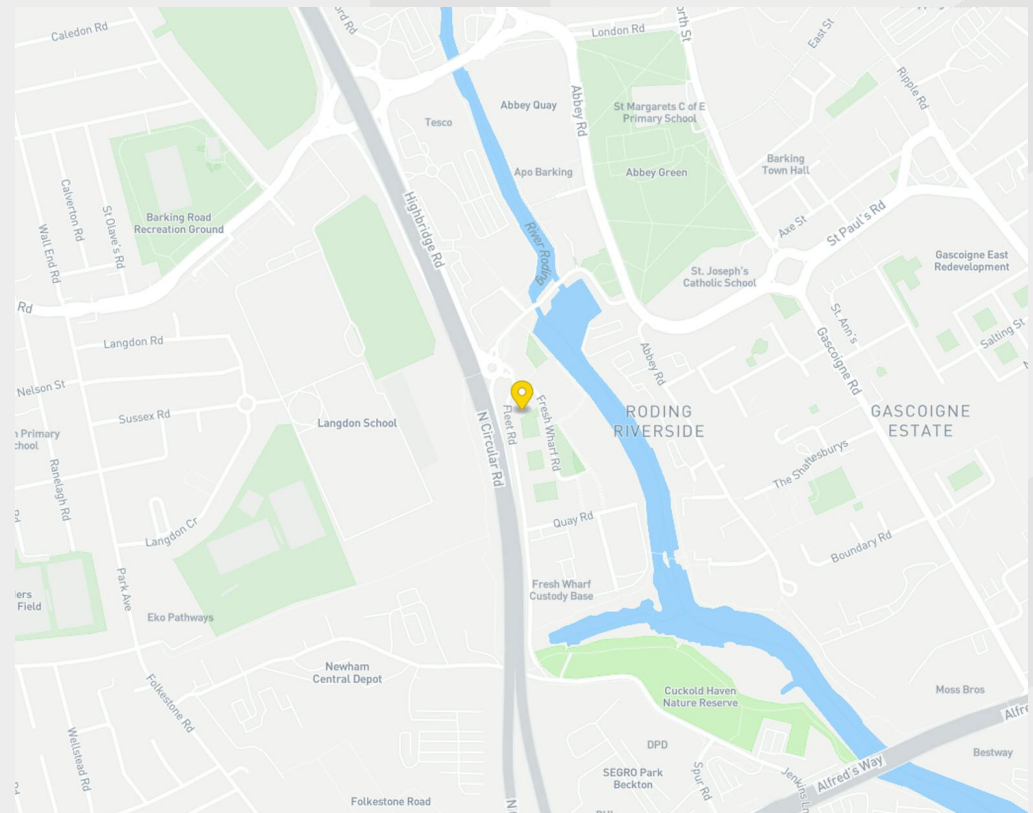
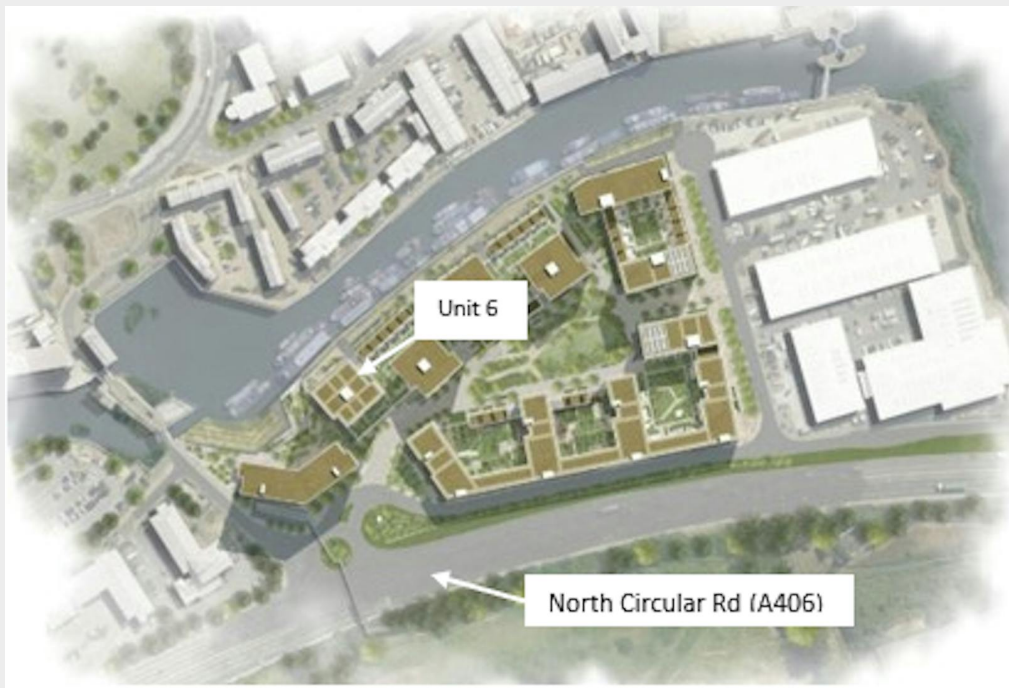


## Description

The new destination Fresh Wharf, by Countryside (part of Vistry Group) and Nottinghill Genesis, is situated on Barking Waterfront. This new community has direct links to the City and beyond. The Fresh Wharf development comprises of a combined total of 911 residential units and 7,500 Sq Ft commercial space. The unit is offered in shell and core with shopfronts installed and capped off services. Located below a newly built housing development, with views overlooking the wharf. There are extraction capabilities therefore suitable for food operators.

## Location

Barking town centre & Barking Station are under a mile of the site, providing great transport links into central London. The North Circular is situated just to the west of the site providing easy access to the A13, City Airport and the Blackwall Tunnel.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground - Class E Unit	1,058	98.3	Available

### Tenure

New Lease / Long Leasehold

### EPC

B (37)

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

[View on Website](#)

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