

MARITIME HOUSE

1 LINTON ROAD, BARKING, ESSEX IG11 8HG

REFURBISHED TOWN CENTRE OFFICES



Indicative floor



953 SQ FT TO 6,420 SQ FT TO LET

MARITIME HOUSE

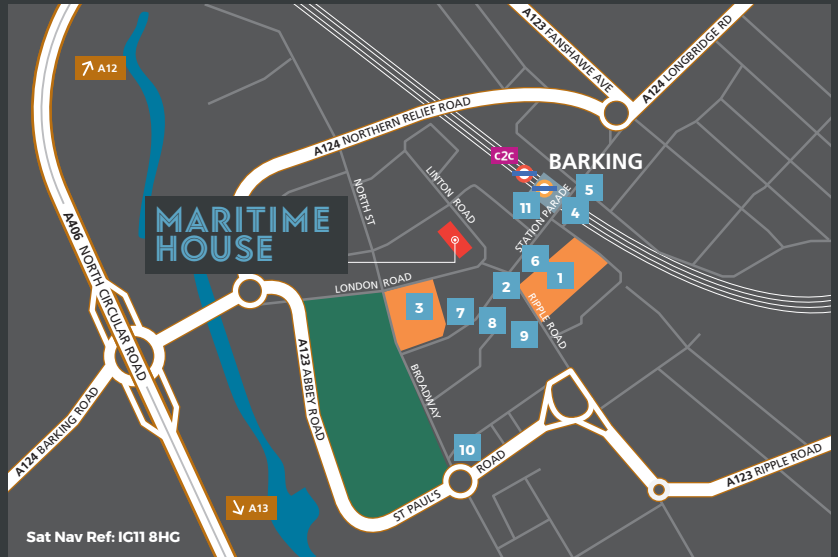
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LOCATION

Maritime House is located on Linton Road, a short walk from Barking station which offers easy access to the City (C2C) in just 15 minutes and Central London (Underground) in around 35 minutes. The building is easily accessed via road being within 1 mile of the A13 which in turn offers good access to the M25 and national motorway network.

DESCRIPTION

Maritime House is a multi-let office building arranged over ground and 10 upper floors. The available accommodation is on the 9th and 10th floors offering near 360 degree views across Greater London.



Sat Nav Ref: IG11 8HG

LOCAL AMENITIES

- | | | |
|---|--|--|
| 1 Vicarage Field Shopping Centre: Evans
Argos
New Look
Burton
Subway
Dorothy Perkins | 2 Boots
3 ASDA Superstore
4 Costa Coffee
5 Nando's
6 Superdrug
7 McDonald's | 8 The Gym
9 Travelodge
10 Abbey Leisure Centre
11 Starbucks |
|---|--|--|

TOWN CENTRE LOCATION

A SHORT WALK TO BARKING STATION

4 RAIL LINES SERVICING BARKING

15 MINUTES TO THE CITY OF LONDON BY C2C

CLOSE TO AN ABUNDANCE OF LOCAL AMENITIES

SPECIFICATION

- | | |
|----------------------|--------------------------------|
| - Air conditioning | - Partially fitted |
| - Raised floors | - Male, female & disabled WC's |
| - Suspended ceilings | - Shower facilities |
| - Fully carpeted | - 3 x passenger lifts |
| - LED lighting | - On-site parking |

AVAILABILITY

All areas are approximate net internal floor areas.

Tenth Floor	953 sq ft	88.5 sq m
Ninth Floor	5,467 sq ft	507.9 sq m
Total	6,420 sq ft	596.4 sq m



TERMS

New FRI Lease for a term by arrangement.

EPC

Available upon request.

VIEWING

Strictly by appointment through the sole letting agents.

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