

# Maritime House, 1 Linton Road, Barking, IG11 8HG

## TO LET

Office

953 to 27,404 sq ft / 88.5 to 2,545.9  
sq m

£20 per sq ft

**Central Barking  
open plan office  
units a 4 minute  
walk from Barking  
station.**



- Located in Barking Town centre
- 4 minute walk from Barking Station
- Good road links to A406 and A13 leading to M25
- Open plan office space
- Kitchenet and WC facilities
- Excellent views over looking the London skyline

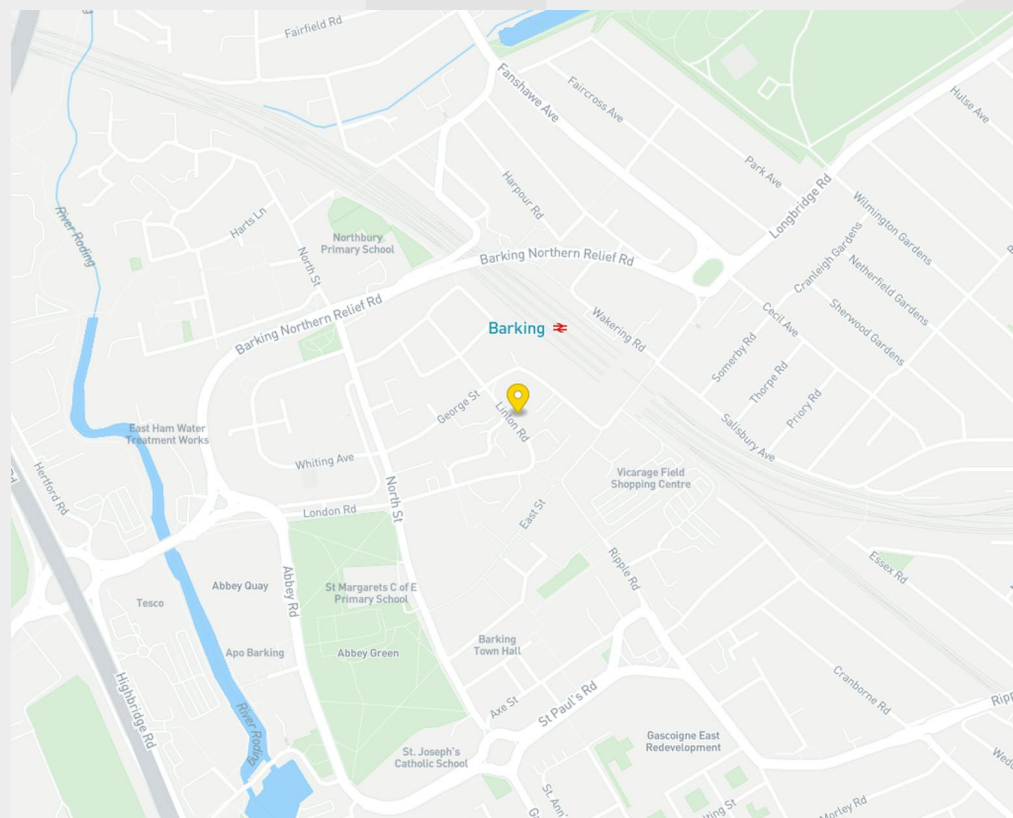


## Description

Maritime House is a 10-storey multi-let office building with a communal reception area. The available units are located on the 2nd, 6th, 7th, 8th, 9th, and 10th floors. The units offer open-plan and partitioned office spaces, with each floor having its own kitchenette with shared WC facilities. The space has excellent views overlooking the London skyline.

## Location

Occupying a prominent position in the heart of Barking Town Centre, Maritime House is a short distance from its junction with William Street and George Street and sits immediately opposite Barking Market which is known for its affordable, good quality products from local small businesses. The surrounding area benefits from excellent well-known restaurant chains such as Nando's, as well as high street shopping retailers and recreational facilities. Barking Station (into Hammersmith and Kings Cross) is a 4-minute walking distance on the District and Hammersmith and City line. There are also brilliant road links to the A406 and A13 leading to the M25.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	EPC	Availability
2nd	5,166	479.9	£20.00 per sq ft	-	Available
6th	5,329	495.1	£20.00 per sq ft	C	Available
7th	5,243	487.1	£20.00 per sq ft	-	Available
8th	5,246	487.4	£20.00 per sq ft	-	Available
9th	5,467	507.9	£20.00 per sq ft	B	Available
10th	953	88.5	£20.00 per sq ft	B	Available
<b>Total</b>	<b>27,404</b>	<b>2,545.92</b>			

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Upon enquiry

### Configuration

Not Fitted. Only floor 6 fitted out.

### Contacts

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