
TO LET

✓ 14.2 million passenger per annum

✓ Availability August 2026

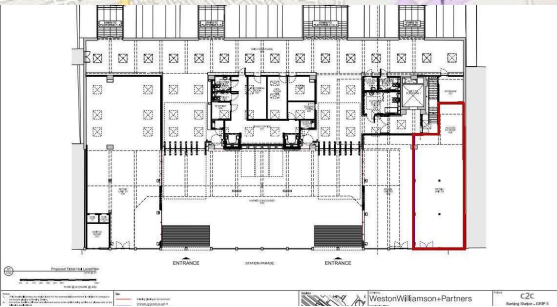
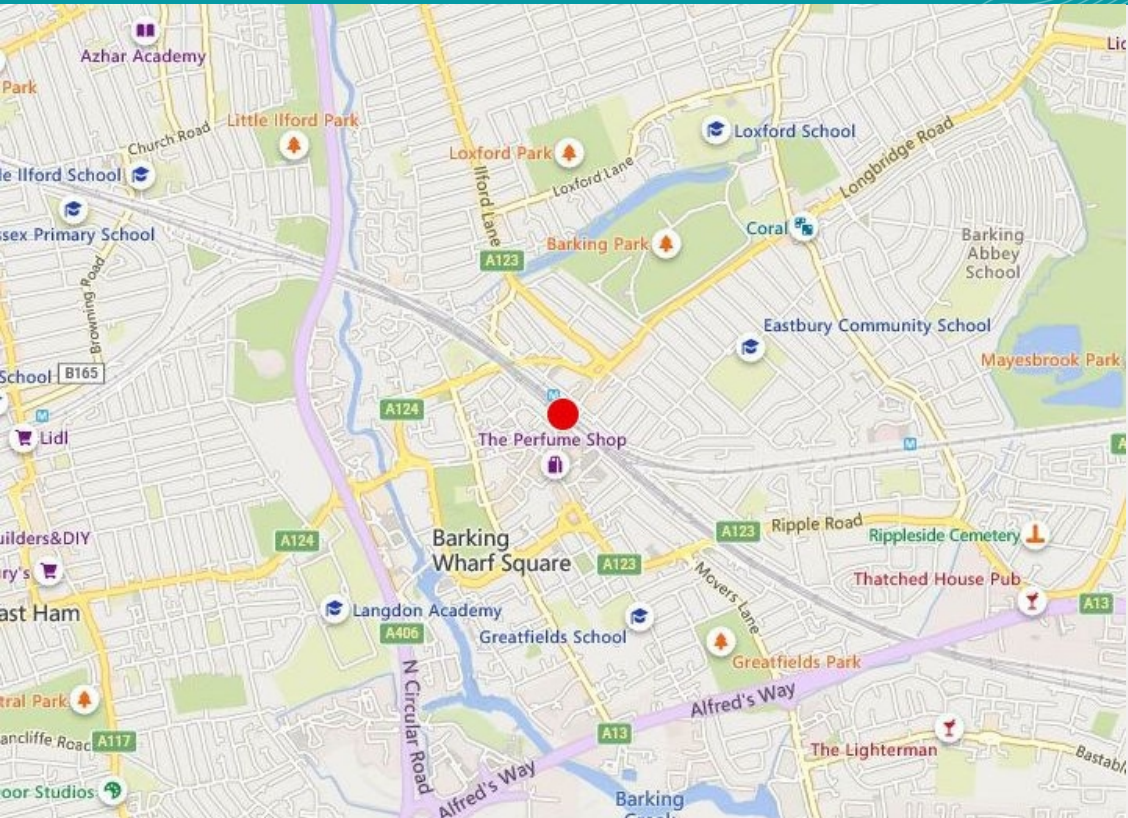


Barking Railway Station, Station Parade, Barking IG11 8TU

Retail Unit 3, Barking Station, Station Parade,
Greater London, IG11 8TU

1,227 Sq Ft
(114 Sq M)

Barking Railway Station, Station Parade, Barking IG11 8TU



DESCRIPTION

Unit 3 will be presented as a serviced shell (100amp 3 phase electricity supply with commercial water and drainage supplies) and will benefit from glazed frontage onto Station Parade.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,227	114

SERVICE RENT

A Service rent equivalent to 7.5% of the Minimum Guaranteed Rent will be payable.

EPC

EPC rating will be obtained on completion of construction.

LOCATION

Barking station is located in the heart of the Town Centre with direct frontage onto Station Parade. The station benefits from an annual passenger flow of 14.2m including 1.1m interchange passengers (2023-2024 ORR figures) . The station is undergoing a transformation scheme which will bring benefits of a new open concourse, additional access and access points and 3 new retail units. The scheme is due to complete in August 2026. The surrounding area is also being transformed with new residential and commercial developments adjacent and opposite the station under construction.

LOCAL OCCUPIERS

Unit 1 and Unit 2 are under offer to Sainsburys and Greggs respectively.

RENT

Offers are invited based on a percentage of turnover (net of VAT) which is to be underpinned by a Minimum Guaranteed Rent of £90,000 p/a

BUSINESS RATES

As a new unit under construction there is currently no rateable value. The Lessee will be responsible for Business Rates.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 19-Feb-2026



Jason Pinkett
07764253716
jpinkett@lsh.co.uk