

TO LET

THE BROADWAY THEATRE, BROADWAY, BARKING, IG11 7LS

Size: Gross Internal Area
approximately 4,343m / 46,745 sqft

Capacity: Approx 341 with additional
capacity for 840 standing

THE BROADWAY

Facilities: Auditorium, foyer,
bar areas, backstage facilities, and
office space

BARKING
IG11 7LS

On behalf of

**Barking &
Dagenham**

THE PROPERTY OVERVIEW

The Broadway Theatre is a landmark cultural and entertainment venue in the heart of Barking, East London. This historic building offers a unique opportunity for prospective tenants seeking a prominent, well-connected space for commercial, entertainment, or community use.



LOCATION & CONNECTIVITY

Situated in a prime location within Barking Town centre, the theatre benefits from excellent transport links:

- Rail: Barking Station (District & Hammersmith & City lines, Overground, C2C) within a short walking distance

Road: Easy access to the A13 and North Circular (A406)

Local Amenities: Close to shopping, dining, and leisure facilities

POTENTIAL USES



With its versatile layout and prominent position, the Broadway Theatre is ideal for a range of commercial uses, including:

- Live entertainment and events
- Cultural or community activities
- Corporate hire and conferencing
- Hospitality or leisure ventures

HISTORICAL SIGNIFICANCE OF THE BROADWAY THEATRE, BARKING

The Broadway Theatre has a rich and varied history, deeply intertwined with Barking’s cultural and social fabric. Originally established as a public hall and later redeveloped into a theatre, it has been a focal point for entertainment, music, and community events for decades.

One of the most infamous moments in the venue’s history was the 1987 shooting of renowned boxing promoter Frank Warren. Warren was attending a weigh-in event at the theatre when he was shot at close range in an attempted assassination. He survived the attack, which later became one of the most talked-about incidents in British boxing history.

Beyond its ties to the world of sport, the Broadway Theatre also has a strong connection to the music industry. Legendary musician Neil Young recorded at a studio within the building during the late 20th century, adding to its legacy as a creative hub. The site’s association with internationally recognized artists highlights its importance as a venue that has welcomed both celebrated performers and the wider creative community.

With such a dynamic past, the Broadway Theatre offers an exceptional opportunity for new tenants to build upon its storied legacy in Barking’s evolving cultural landscape.



ACCOMMODATION

In the table below, we provide a breakdown of the sizes within the building. These are gross internal measurements taken from plans available on request.

Floor	Size (m ²)	Size (ft ²)	Primary Use & Features
<u>Lower Ground Floor (LGF)</u>	1,105.42	11,899	Back-of-house facilities, dressing rooms, storage areas, technical rooms, and plant equipment. Ideal for theatre operations and support spaces.
<u>Ground Floor (GF)</u>	1,159.56	12,482	Main entrance foyer, box office, bar/café area, and auditorium access. Key public-facing spaces for audience reception and hospitality.
<u>First Floor (FF)</u>	1,069.50	11,512	Back-of-house facilities, dressing rooms, storage areas, technical rooms, and plant equipment. Ideal for theatre operations and support spaces.
<u>Second Floor (SF)</u>	1,008.24	10,853	Former recording studio space, office areas, and potential rehearsal/creative workspaces. Suitable for administrative functions or studio use.
<u>Total</u>	4,343	46,745	A well-balanced mix of performance, audience, and operational space.



LEASE TERMS

The Broadway Theatre is available To Let on the basis of a new Full Repairing and Insuring (FRI) lease, to be granted by Barking & Dagenham Council.

Key lease terms include:

- Lease Type: Full Repairing and Insuring (FRI) lease
- Term: To be agreed, subject to negotiation
- Rent: On Application to Rent: Subject to proposals
- Rent Reviews: Periodic reviews in line with market conditions
- Use: Subject to landlord approval and planning where required
- Repairs & Maintenance: Tenant responsible for repairs, upkeep, and insurance obligations
- Alterations: Subject to landlord's consent
- Business Rates: Payable by the tenant (interested parties should verify with the local authority)

All lease terms are subject to contract and negotiation. Interested parties should submit their proposals detailing their preferred lease terms for consideration.



REQUEST FOR PROPOSALS

Dobbin & Sullivan invites expressions of interest and proposals from prospective tenants for the Broadway Theatre.



Proposal Requirements

Interested parties should submit a detailed proposal including the following information:

1. Proposed Use & Vision

- Intended use of the space (e.g., live performance, entertainment, community, education, hospitality, corporate events, or other commercial use).
- Proposed operating model and any planned adaptations to the building.
- Alignment with the venue's cultural and commercial potential.

2. User Information

- Details of the organisation or individual proposing to lease the property.
- Relevant experience in the proposed sector (e.g., arts, leisure, hospitality).
- Track record of managing similar venues or businesses (if applicable).

3. Financial Proposal

- Proposed lease terms, including rent offer and lease duration.
- Business plan outlining revenue generation and

operational sustainability.

- Funding sources and financial viability, including proof of funding if applicable.

4. Operational Considerations

- Expected levels of footfall and activity within the space.
- Proposed staffing, management, and maintenance plans.
- Community engagement or partnership opportunities (if relevant).

5. Supporting Documents

- Company background, references, and case studies (if applicable).
- Any additional documents that support the application.

Submission & Deadline

Proposals should be submitted to Dobbin & Sullivan by 11th April 2025 for consideration. Shortlisted parties may be invited for further discussions with the landlord. We welcome innovative proposals that maximize the potential of this historic and high-profile venue.

Submissions to be sent to Nick Robinson:

E: nick.robinson@dobbinandsullivan.com

BUILDING SERVICES & OPERATIONS

The Broadway Theatre benefits from a range of building services to support its operation as a commercial venue. Prospective tenants should consider the following aspects when planning their use of the property.

Available Services

- **Heating & Ventilation:** Central heating system and ventilation throughout the building.
- **Electrical & Lighting:** Installed power supply with theatrical and general lighting systems.
- **Water & Drainage:** Mains water supply and drainage services.
- **Fire Safety:** Fire alarm system, emergency exits, and safety compliance measures.
- **IT & Connectivity:** Broadband and telecoms infrastructure available.
- **Security:** CCTV system and secure access controls.

Operational & Running Costs

The tenant will be responsible for all operational and running costs, including but not limited to:

- **Utilities:** Electricity, gas, water, and waste disposal.
- **Business Rates:** Payable by the tenant (to be confirmed with the local authority).
- **Service Charges:** Any applicable contributions towards shared or external services.
- **Insurance:** The tenant will be required to insure internal fixtures, fittings, and operations.
- **Maintenance & Repairs:** Full responsibility for internal and external maintenance under the terms of the lease.
- **Compliance Costs:** Health & safety, licensing, and any statutory obligations required for operation.

Further details on specific service provisions and estimated running costs can be provided upon request.

Dobbin & Sullivan
Chartered Surveyors, Est 1991

VIEWING ARRANGEMENTS & CONTACT INFORMATION

Viewings of the Broadway Theatre are available by appointment only. Interested parties are encouraged to arrange a site visit to fully appreciate the potential of this unique venue.

For further information or to schedule a viewing, please contact:



Nick Robinson MRICS

T: 020 8221 9612

M: 07983 731978

E: nick.robinson@dobbinandsullivan.com

We look forward to discussing your interest in the Broadway Theatre.



Engage with our posts, share your thoughts, and stay up-to-date with all the exciting developments at Dobbin & Sullivan. We look forward to connecting with you!

Phone: 020 8221 9610

Email: mail@dobbinandsullivan.com

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