

# MARITIME HOUSE

1 LINTON ROAD, BARKING, ESSEX



Refurbished air conditioned offices  
2,090 sq ft - 13,760 sq ft TO LET





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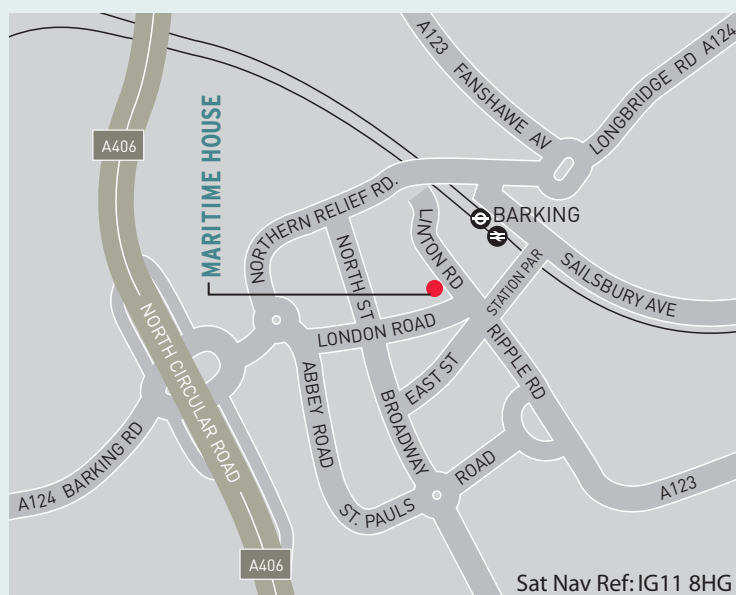
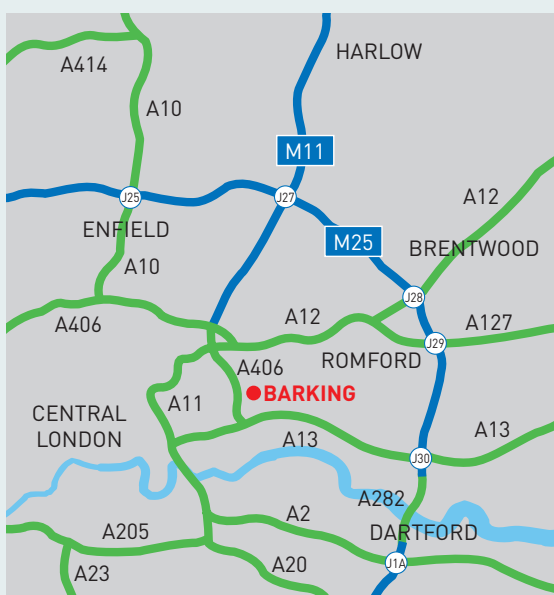
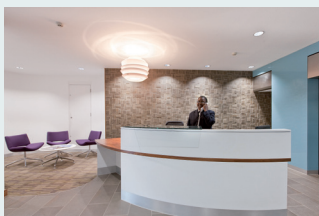
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## LOCATION

Maritime House is located on Linton Road, a short walk from Barking station which offers easy access to the City (C2C) in a fastest time of 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

Recently refurbished open plan office accommodation benefiting from good levels of natural light.



## SPECIFICATION

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

## ACCOMMODATION

6th Floor	5,356 sq ft	497.58 sq m
7th Floor	2,090 sq ft	194.12 sq m
9th Floor	5,356 sq ft	497.58 sq m
10th Floor	958 sq ft	89.00 sq m
<b>Total</b>	<b>13,760 sq ft</b>	<b>1,278.28 sq m</b>

NB: all areas are approximate net internal floor areas

## TERMS

New FRI Lease for a term by arrangement.

## VIEWING

Strictly by appointment through the joint sole letting agents.



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