FOR SALE / TO LET

Industrial / Warehouse Unit

12,706 sq. ft. (1,180 m²)

UNIT 6, STERLING INDUSTRIAL ESTATE,

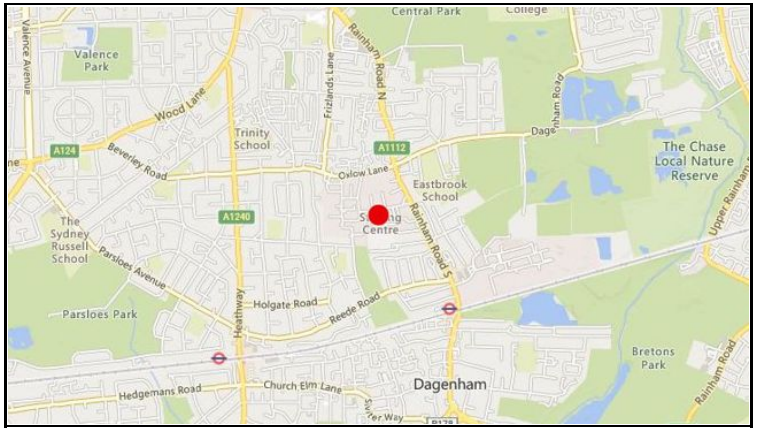
Rainham Road South, Dagenham, RM10 8TX



- Ancillary office accommodation
- Allocated car parking
- Two Electric Roller Shutter loading doors
- Close to Trade Counter occupiers including Topps Tiles, Toolstation and Screwfix
- 6m min. eaves height
- Kitchen and WC facilities

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU







LOCATION
The property is located on the popular Sterling Industrial Estate in Dagenham, providing good access to the A13, A12 and M25 (Junctions 30/31). Dagenham East tube station is approximately 0.4 miles from the property, which provides rail links into the City via the District line.

DESCRIPTION
The property comprises a mid-terrace single storey industrial/warehouse unit. The warehouse is accessed via two electric roller shutter loading doors and provides predominantly clear height accommodation throughout. The property also benefits from ancillary office accommodation plus kitchen and WC facilities.

ACCOMMODATION

Ground Floor Office:	1,075 sq. ft. (100 m²)
First Floor Office:	2,147 sq. ft. (199 m²)
Warehouse + ancillary:	9,484 sq. ft. (881 m²)
Total:	**12,706 sq. ft. (1,180 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is available for sale on a Long Leasehold basis with vacant possession. Alternatively, the property is available by way of a new full repairing and insuring lease on terms to be agreed.

PRICE/RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the Valuation of Agency, we believe the rateable value to be £74,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £40,677.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The property has an EPC rating of D.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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