

TO LET

Warehouse / Industrial Units

15,923 - 34,371 sq. ft. (1,479 - 3,193 m²)

UNIT 8 & 9, HEATHWAY INDUSTRIAL ESTATE, Manchester Way, Dagenham, RM10 8PN

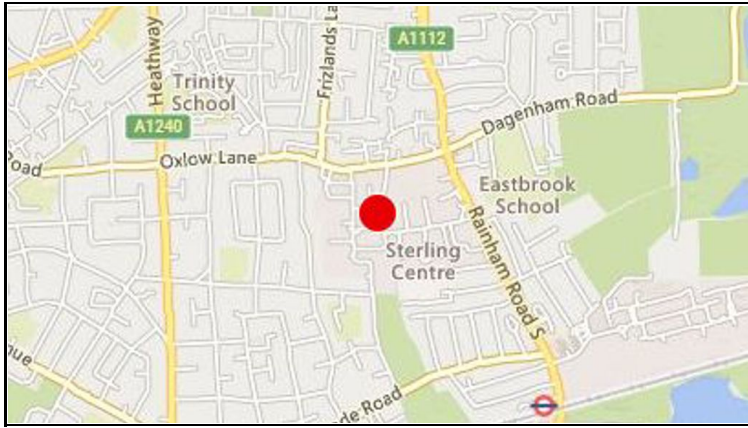


- Minimum eaves height of 7.14m
- 3-Phase power
- Secure gated estate
- Demised yard
- Can be let individually or combined
- Additional allocated parking

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The property is situated on Heathway Industrial Estate, providing good access to the A13 via Dagenham Heathway, which in turn links to the M25 (Junction 30) to the east and access to the A406 North Circular Road to the west.

DESCRIPTION

The property comprises of two industrial units of steel frame construction, enclosed with a combination of brick, blockwork and profile steel cladding, beneath a pitched roof incorporating translucent panels. Each unit is accessed via an electric roller shutter door, leading into predominantly open-plan warehouse accommodation, with first and ground floor office. Externally, the units benefit from a demised yard suitable for parking and loading. Additional allocated parking can be made available.

ACCOMMODATION

Unit 8

Warehouse: 14,269 sq. ft. (1,326 m²)
Ground & First Floor Office: 1,654 sq. ft. (154 m²)

Unit 9

Ground Floor: 14,963 sq. ft. (1,390 m²)
First Floor: 954 sq. ft. (89 m²)
Second Floor: 954 sq. ft. (89 m²)
Mezzanine: 1,577 sq. ft. (147 m²)

Total: 15,923 - 34,371 sq. ft. (1,479 - 3,193 m²)

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

TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Barking and Dagenham.

EPC

An EPC has been commissioned at Band 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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