FOR SALE / TO LET

Industrial / Warehouse Unit

7,698 sq. ft. (715 m²)

UNIT 3, HEATHWAY INDUSTRIAL ESTATE,

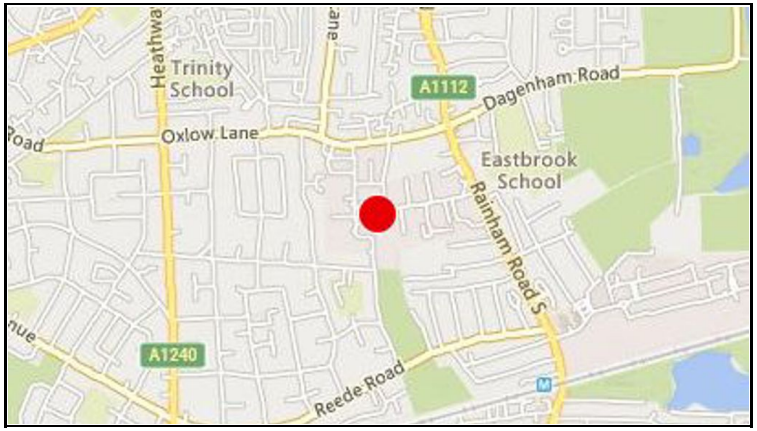
Manchester Way, Dagenham, RM10 8PN



- Ancillary First Floor Office
- 3-Phase power
- Extensive glazing to offices
- Roller shutter loading door
- Large forecourt / parking area with additional external side storage
- 6.20 min. eaves height

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

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







LOCATION

The property is located on the Heathway Industrial Estate which is a secure gated estate with occupiers including CEF Electrical, Howdens and ES Electrical. The estate is equidistant from both the A13 and A12 and therefore provides excellent road links both into London and out to the M25.

DESCRIPTION

The property comprises an end of terrace, single storey industrial/warehouse unit of steel portal frame construction, externally clad in brickwork and profile steel cladding. The unit provides predominantly open plan warehouse accommodation with ancillary offices at first floor and additional mezzanine storage. Access to the unit is via either a personnel door or roller shutter loading door. The property benefits from a large forecourt area, providing parking and loading, laid to concrete hardstanding. The property further benefits from additional external storage to the left flank wall.

ACCOMMODATION

Ground Floor:	5,923 sq. ft. (550 m²)
First Floor Office:	973 sq. ft. (90 m²)
Mezzanine 1:	321 sq. ft. (30 m²)
Mezzanine 2:	481 sq. ft. (45 m²)
Total:	**7,698 sq. ft. (715 m²)**

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

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, our client would consider a sale of the freehold with vacant possession.

PRICE/RENT

On application./£125,000 per annum exclusive.

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.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at rating 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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