

FOR SALE / TO LET

Light Industrial / Warehouse Unit

1,244 sq. ft. (116 m²)

UNIT 6, DAGENHAM BUSINESS CENTRE

123 Rainham Road North, Dagenham, RM10 7FD



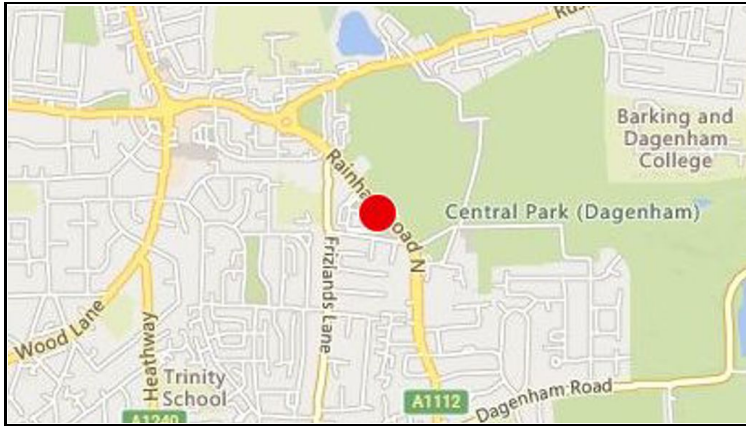
- Gated secure estate
- Main road frontage
- Clear internal height of 6.75 metres

- Car parking
- CCTV security

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

Dagenham Business Centre is located on Rainham Road North (A1112) between Bull Lane and Frizlands Lane, close to its junctions with Wood Lane (A124). Rainham Road North leads to New Road (A1306) via Ballards Road (B178). New Road links with the A13 Arterial Road, thus providing easy access into Central London, the North Circular Road (A406), M11 motorway to the west and the M25 motorway (Junction 20) to the east.

DESCRIPTION

The property comprises a mid-terraced, two-storey light industrial unit of steel frame construction, forming part of a larger, gated business centre. Internally, the property provides predominantly open plan accommodation with WC and kitchenette at ground floor. The unit further benefits from additional storage and/or office accommodation provided via an integral mezzanine located at the rear. Externally, the property benefits from 4 allocated parking spaces, together with a dedicated loading area.

ACCOMMODATION

Ground Floor:	849 sq. ft. (79 m ²)
Mezzanine:	395 sq. ft. (37 m ²)
Total	1,244 sq. ft. (116 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. Alternatively, a sale of the long leasehold interest may be considered. Full details on request.

PRICE/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 relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band B.

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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