

423 Becontree Avenue, Dagenham, RM8 3UH



Prominent former Builders Merchant totaling approx. 5466 sq ft (508 sq m) on a total site of approx. 10638 sq ft (988 sq m)

TO LET

- Main road frontage
- Display/storage & offices
- Rear yard
- Lock-up units
- Covered loading
- 3-phase & gas

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property benefits from an approx. 20m frontage to the northern side of Becontree Avenue, a busy thoroughfare off Valence Avenue. Chadwell Heath (Elizabeth Line) and Becontree Underground (District/Hammersmith & City) are within close proximity. The A12 and A13 are also close by.

The property

A prominent two storey property comprising first floor offices containing five rooms and open plan space with IT room, ladies/gents toilets and kitchen. This accommodation is provided with LED lighting and air-conditioning.

At ground floor and two storage/display areas either side of a covered loading area. There are kitchen and toilet facilities at ground floor.

To the rear is a yard and four lock-up stores, each with an electric shutter.

There is vehicular access and a small, enclosed compound at the front.

Accommodation The approximate gross internal floor area is:

Storage/display	1734 sq ft	(161 sq m)
Lock-ups	2252 sq ft	(209 sq m)
1 st floor	1480 sq ft	(137 sq m)
Total	5466 sq ft	(508 sq m)
Covered loading	1853 sq ft	(172 sq m)
Total site area	10638 sq ft	(988 sq m)

(Pro-map digital mapping)

Tenure

To let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

Figures

£90,000 per annum exclusive. Building insurance, business rates and utilities are payable in addition. A rent deposit according to financial status may be payable.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate (EPC)

The property has 3 EPC ratings, ranging between C56 and E122, copies of which are available on request.

Business Rates

The Rateable Value (2017) is £39,750, making the rates payable in the region of £19,478pa (22/23).

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.



Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk

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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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