

Alfabess & Glomont Works, Selinas Lane, Dagenham, RM8 1QH



Two detached units approx. 2100-7219 sq ft
Available separately or combined
TO LET

- On site parking
- Popular established location
- Just off Selinas Lane
- Available on new lease
- Close A12 & A13

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

Location

The properties form part of an established and popular industrial estate lying to the West of Whalebone Lane (A1112). The A12 is only 1.1 miles distant and the A13 approx 3 miles away. Chadwell Heath Train Station is just over 1 mile from the premises.

The property

Two detached units as follows:

Alfabess Works – Detached steel portal frame construction incorporating elevations of brick/blockwork and metal cladding above and to roof. Full height loading door to front and internal office, mezzanine, toilets and staff facilities. The eaves height is approximately 3.0m rising to approximately 4.9m at the apex. There is three phase electricity.

Glomont Works – Detached, with part rendered brick elevations beneath a steel truss corrugated asbestos roof with natural lighting being provided by translucent roof panels. A solid fuel burner heats this unit and the adjoining property but may be removed when the existing tenant vacates. There is also dust extraction, 3-phase power, a gas supply and internal toilet. Loading is provided via a full height loading door to front elevation. The eaves height is approximately 3.3m.

Externally, there is parking to front and rear and access to Selinas Lane.

Accommodation

The approximate gross internal floor area is:

<i>Alfabess Works</i>	4450 sq ft	(413 sq m)
Mezzanine	675 sq ft	(62.8 sq m)
Sub total	5125 sq ft	(476 sq m)
<i>Glomont Works</i>	2094 sq ft	(195 sq m)
Total	7219 sq ft	(671 sq m)

Tenure

To let on a new Full Repairing and Insuring lease for term to be agreed including periodic upward only rent reviews.

Figures

£78,500 per annum exclusive.

Legal costs

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

Energy Performance Certificate (EPC)

The EPC rating for Alfabess Works is E104 and D77 in relation to Glomont Works, both expiring in February 2026.

Business Rates

The Rateable Value (2023) is £42,750, making the Rates Payable in the region of £20,947pa (23/24), although interested parties are advised to satisfy themselves in this respect.

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.

Certain fixtures and fittings may be removed by the current tenant on expiry of the lease.

Enquiries/viewing

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

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