



GROUND FLOOR UNIT APPROX. 960 SQ FT TO LET IN DAGENHAM

Rent: £18,000 Per Annum

Unit 7
Midas Business Centre
Wantz Road
Dagenham
Greater London
RM10 8PS

- Concertina loading door
- LED lighting
- Mains water & power
- 2 car spaces
- Alarm
- New floor coating

UNIT 7, MIDAS BUSINESS CENTRE, WANTZ ROAD, DAGENHAM, GREATER LONDON, RM10 8PS

Location

The property forms part of an established and popular industrial estate lying to the south of Oxlow Lane, roughly equidistant between the A12 and A13. Chadwell Heath Train Station is around 3 miles distant providing a service to London (Liverpool Street) in approx 26 minutes. Dagenham Heathway (District Line) is only approximately 1 mile away.

The Property

A mid terrace ground floor business unit with an eaves height of approx. 2.4m. Access is via a concertina loading door and pedestrian door to the front. Internally, the unit has LED lighting and wall mounted electric heating. An W.C can be constructed if required.

There are two car spaces allocated within an on-site communal car park.

Accommodation

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit	960	89.18
TOTAL	960	89.18

Terms

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

Figures

£18,000 per annum exclusive.

Costs

All other outgoings payable in addition such as utilities, business rates, building insurance and service charge. We are advised VAT is NOT payable on the rent.

VAT

We are advised VAT is NOT payable on the rent.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is E111, expiring February 2028.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

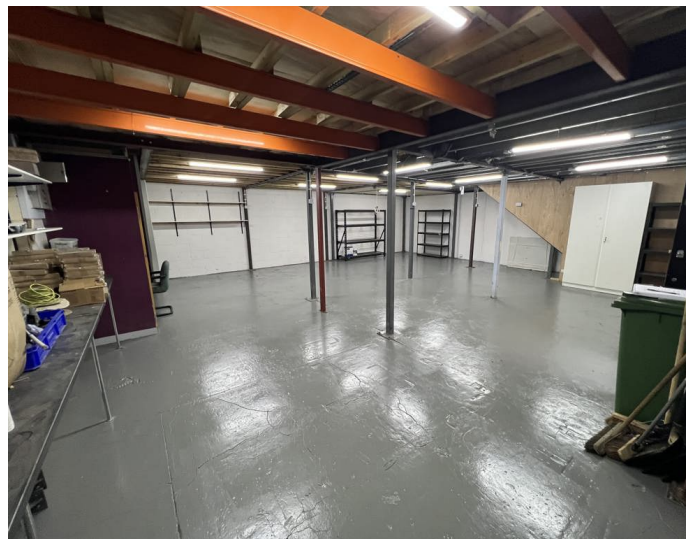
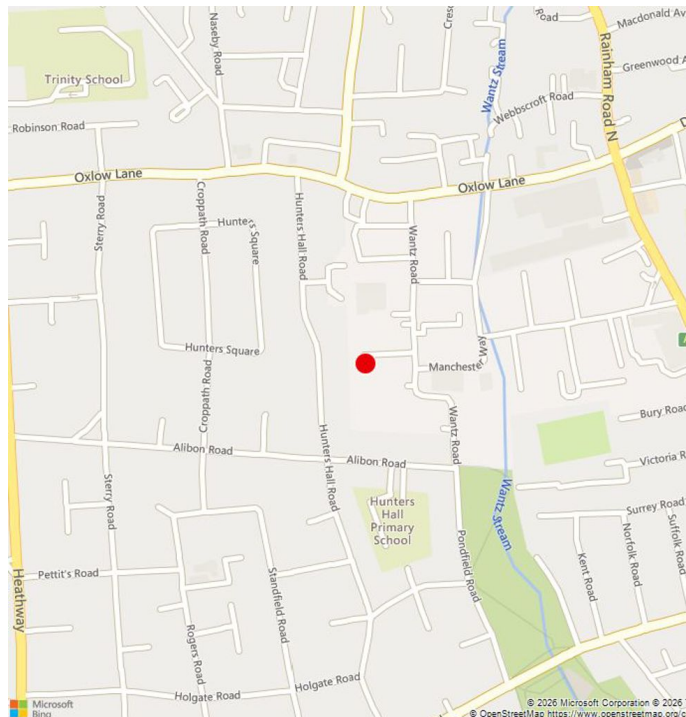
The Rateable Value (2023) is £11,000, making Nil rates payable under Small Business Rate Relief, assuming the ingoing tenant qualifies. However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents 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.
Under the terms of the Management Agreement, the car trade and place of worship uses are prohibited.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
jb@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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

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

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