



CENTRALLY LOCATED UNIT APPROX. 2010 SQ FT (187 SQ M) TO LET

Rent: £30,000 Per Annum

Unit 9
Redif Industrial Estate
Wantz Road
Dagenham
Greater London
RM10 8PS

- Office
- Kitchen
- Gas & 3-phase (not metered)
- Parking

UNIT 9, REDIF INDUSTRIAL ESTATE, 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 31 minutes. Dagenham Heathway (District Line) is only approximately 1 mile away.

The Property

A mid terrace unit with rendered elevations beneath a north lit roof incorporating reinforced glazing panels. there is ground and first floor office with kitchenette and and toilet.

Two roller shutter loading doors provides access and open onto a communal access yard. Car parking is available directly opposite the unit.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	1,863	173.07
First floor	147	13.66
TOTAL	2,010	186.73

Terms

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

Figures

£30,000 per annum exclusive. A service charge for maintenance of the common parts is payable, further details on request. We understand that the rent is NOT subject to the addition of VAT.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

The EPC rating is D81.

Business Rates

The Rateable Value (2023) is £14,250 making Rates payable approximately £7,111 (24/25). Small Business Rate Relief may be available, however, interested parties are advised to satisfy themselves fully in this respect.

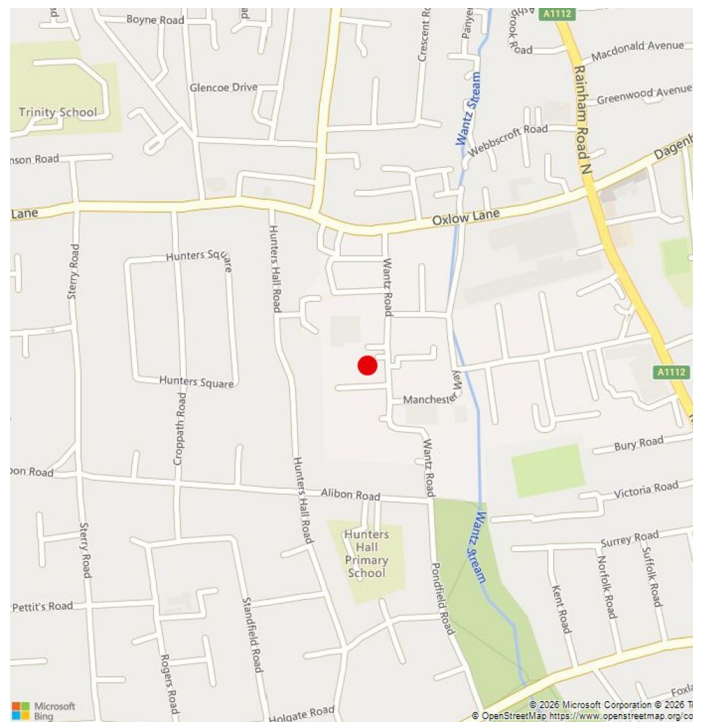
Agents Note

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.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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