

Unit 9 Redif House Industrial Estate, Wantz Road, Dagenham, RM10 8PS



Unit approx. 2,010 sq ft (187 sq m)
TO LET

- Office
- Toilet & kitchenette
- Gas & 3-phase (not metered)
- Parking on site
- Eaves approx 3.3m

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

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 Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Ground floor	1,863 sq ft	173 sq m
1 st floor	147 sq ft	14 sq m
Total	2,010 sq ft	187 sq m

Tenure

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

Figures

£32,200 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 to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

The EPC rating is D81.

Agent's Note

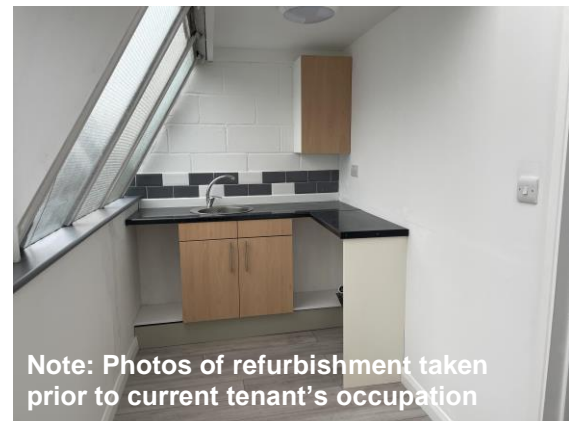
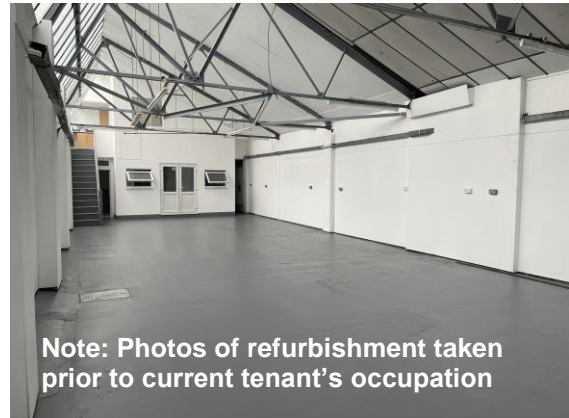
All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

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.

Enquiries/viewing

Please contact Branch Associates on 01708 860696/ 07775 804842 or jb@branchassociates.co.uk



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