

Ground floor 7 Midas Business Centre, Wantz Road, Dagenham, RM10 8PS



Ground floor Unit approx. 960 sq ft (89.1 sq m) **TO LET**

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

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 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.

Access gates are closed outside of normal working hours. Access outside of peak hours is via coded gate entry for estate occupiers only.

Accommodation The approximate gross internal floor area is:

Total 960 sq ft 89.1 sq m

Tenure

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.

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.

Legal costs

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

Energy Performance Certificate

The EPC rating is E111, expiring February 2028.

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.

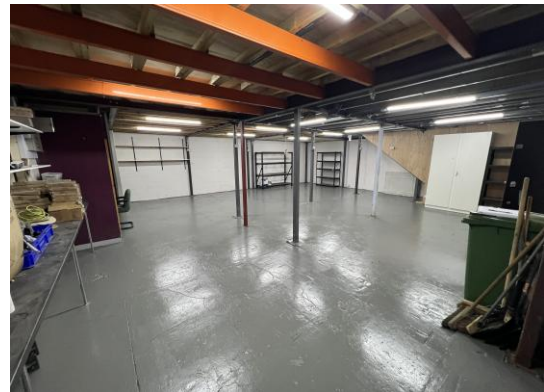
Under the terms of the Management Agreement, the car trade and place of worship uses are prohibited.

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.

Enquiries/viewing

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



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