



**FOR SALE OR TO LET - AVAILABLE IMMEDIATELY**

**Secure Yard with Warehouse and Offices**

**22-42 Freshwater Road, Dagenham, RM8 1RY**

**QUOTING RENT / PRICE**

**£195,000 PAX / OIEO £4,000,000**

**AVAILABLE AREA [GIA]**

**12,873 sq ft on 1.7 Acre Site  
[1,196 sq m]**

## IN BRIEF

- » Secure Gated and Fenced Site
- » Established Estate in Close Proximity to the A12 / A13 / A406
- » 0.2 Mile to Chadwell Heath Station (Elizabeth Line / Greater Anglia)
- » Office and Warehouse Building with Alarm and CCTV System
- » Suitable for a Variety of Uses Subject to Planning Permission

## LOCATION

The property is situated on Freshwater Road, an established industrial/trade park which has excellent road links to both the A12 and A13 via Whalebone Lane South (A1112). The property benefits from excellent public transport with Chadwell Heath Station (Elizabeth Line and Greater Anglia Services) being less than 0.2 miles away.

## DESCRIPTION

A secure site totalling 1.7 acres which is accessed via a barrier controlled entrance from Freshwater Road. There is a well presented building known as Farley House which provides offices and storage accommodation. The offices benefit from air conditioning, LED lighting, intercom entry system, CCTV and alarm. There is a storage area which has a minimum eaves height of 4.65m and a loading door (3.10m wide and 3.20m high).

## ACCOMMODATION

[Approximate Gross Internal Floor Area]

- » **Total: 12,873 sq ft [1,196.00 sq m]**

Please note these measurements have been provided by our client and scaled DWG drawings are available upon request.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band C (74) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## BUSINESS RATES

We are advised that the premises have a rateable value of £130,000. Therefore estimated annual rates payable of approximately £70,980 (2025/26). Interested parties are advised to make their own enquiries.





## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, a sale of the freehold with vacant possession may be considered

## RENT

£195,000 Per Annum Exclusive.

## GUIDE PRICE

Offers in excess of £4,000,000. (Four Million Pounds)

## VAT

We understand VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.



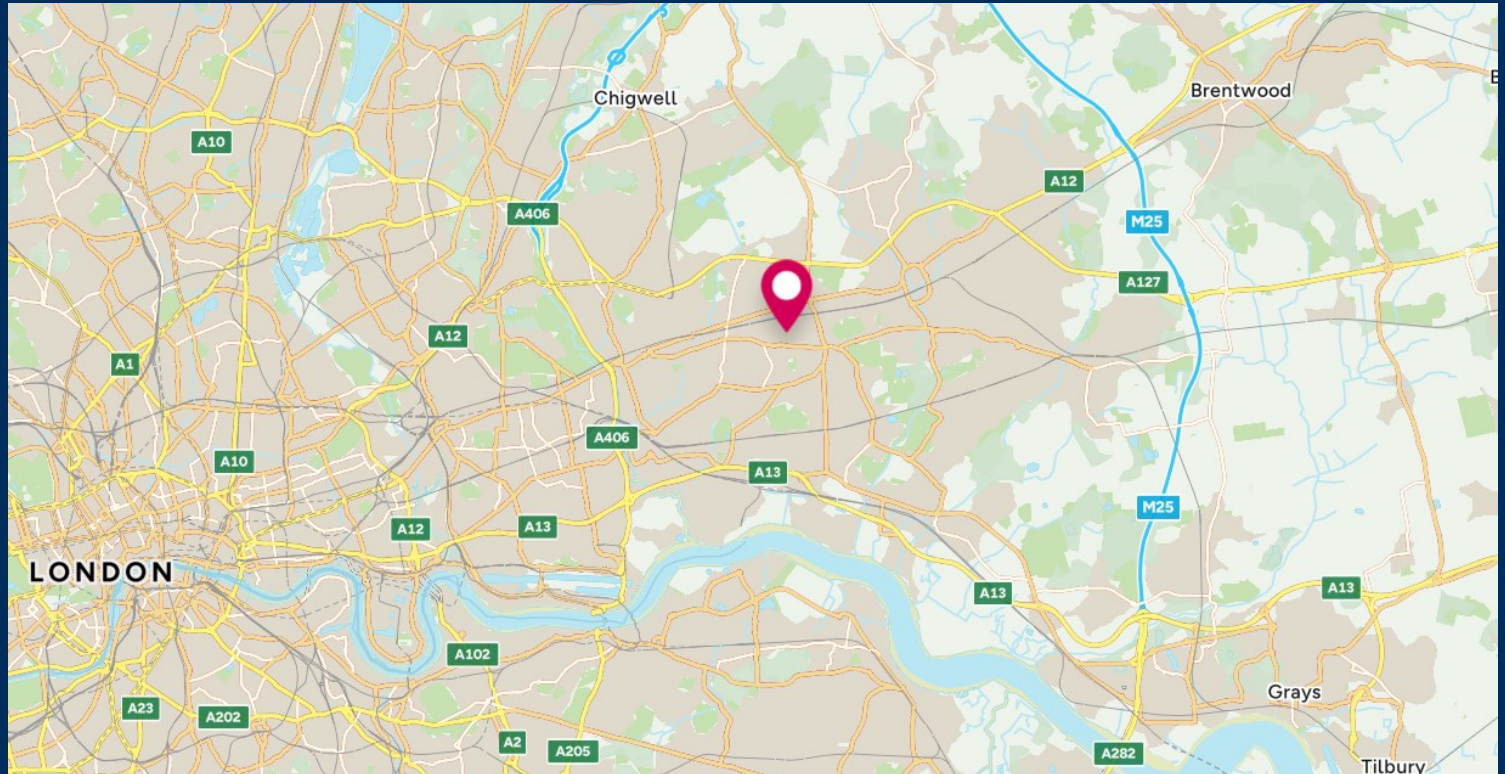
**VIEWINGS STRICTLY BY PRIOR APPOINTMENT:**

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