# countrywide

**COMMERCIAL PROPERTY AGENTS** 

## **INDUSTRIAL WAREHOUSE**

### FREEHOLD FOR SALE

**APPROX 6502 SQ FT (604.03 SQ M) PLUS YARD 1302 SQ FT (121 SQ M)** 



CHADWELL HEATH INDUSTRIAL PARK KEMP ROAD
CHADWELL HEATH, ESSEX RM8

020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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#### Location

Situated in Chadwell Heath Industrial Park, Kemp Road which is directly off Valence Avenue which leads onto High Road (A118) or Parsloes Avenue/Dagenham Heathway in the other direction. Chadwell Heath provides easy access to Romford, Goodmayes, Seven Kings and Ilford. Dagenham has good road links to Barking and Rainham and the A13. The nearest station is Chadwell Heath overground station.

#### Description

Comprising a ground floor light industrial/warehouse unit with two mezzanine storage areas. The unit has an electric roller shutter, 3 phase power supply, gas fired heaters, sodium lighting and 2 WC's. The unit benefits from 8 parking spaces.

Areas

Ground floor 6502 sq. ft 604.03 sqm
2 mezzanine levels 1153 sq. ft 107.13 sqm
Yard Area 1302 sq.ft 121 sqm
Minimum eaves height 13.16 ft 4.01 m

**Terms** 

Available freehold with vacant possession at £600,000.

#### **Business Rates**

Barking & Dagenham Council. Rates payable for 2017/18 are approximately £16,500. Interested parties should make their own enquires via the Local Authority or Valuation Office <a href="https://www.voa.gov.uk">www.voa.gov.uk</a>. We cannot guarantee any figures.



#### **Holding Deposit**

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to the agents of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants' references are not acceptable to the landlord. This deposit is held in our clients account until completion.



**EPC** 

Viewing

Strictly by Appointment only via joint agents.



