

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

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 www.voa.gov.uk. 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.

countrywide
COMMERCIAL PROPERTY AGENTS
020 8506 9900
www.countrywidecomm.co.uk
Connaught House, Broomhill Road, Woodford Green, Essex IG8 0XR

Claridges
COMMERCIAL PROPERTY CONSULTANTS
020 8559 1122
www.claridges-commercial.co.uk