

LARGE
INDUSTRIAL
UNIT

FREEHOLD
FOR SALE

674 m2 / 7255 sq. ft

Unit H3,
Chadwell Heath
Industrial Estate
Kemp Road
Dagenham
RM8 1SL



Location

Situated in Chadwell Heath Industrial Park, Kemp Road which is directly of 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.

Accommodation

Comprising a large light industrial unit

Areas

Building Depth	146.55 sq. ft	44.6 m
Building Width	49.57 ft	15.11 m
Ground floor Area	7255 sq. ft	674 m2
Mezzanine	1500 sq. ft	139.35 m2

Price

Offers are sought in the region of **£1,100,000 (One million one hundred thousand pounds)**, subject to contract.

Legal Costs

Each party to pay their own cost.

Viewing

Viewing can be arranged strictly by appointment only via sole agent

Jason Grant

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Business Rates

Barking & Dagenham Council. Rates payable for 2017/18 are approximately **£18,360 per annum**. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk

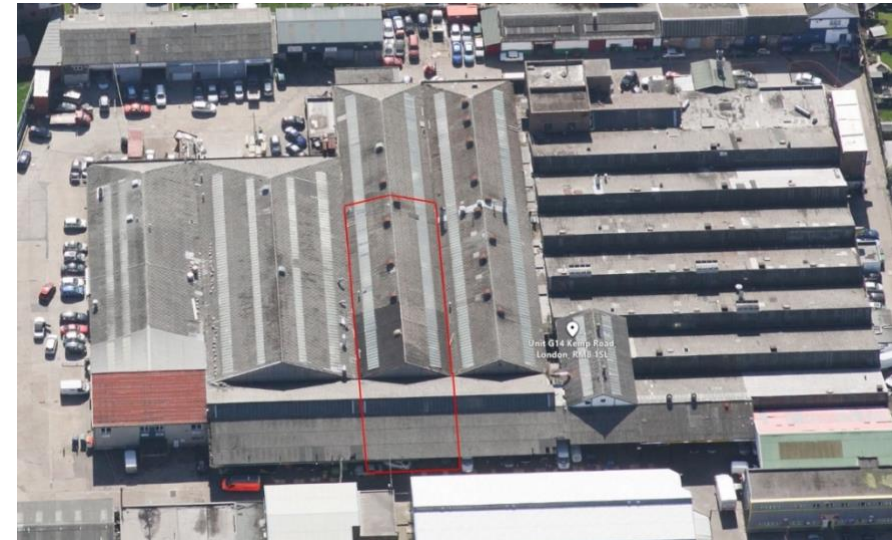
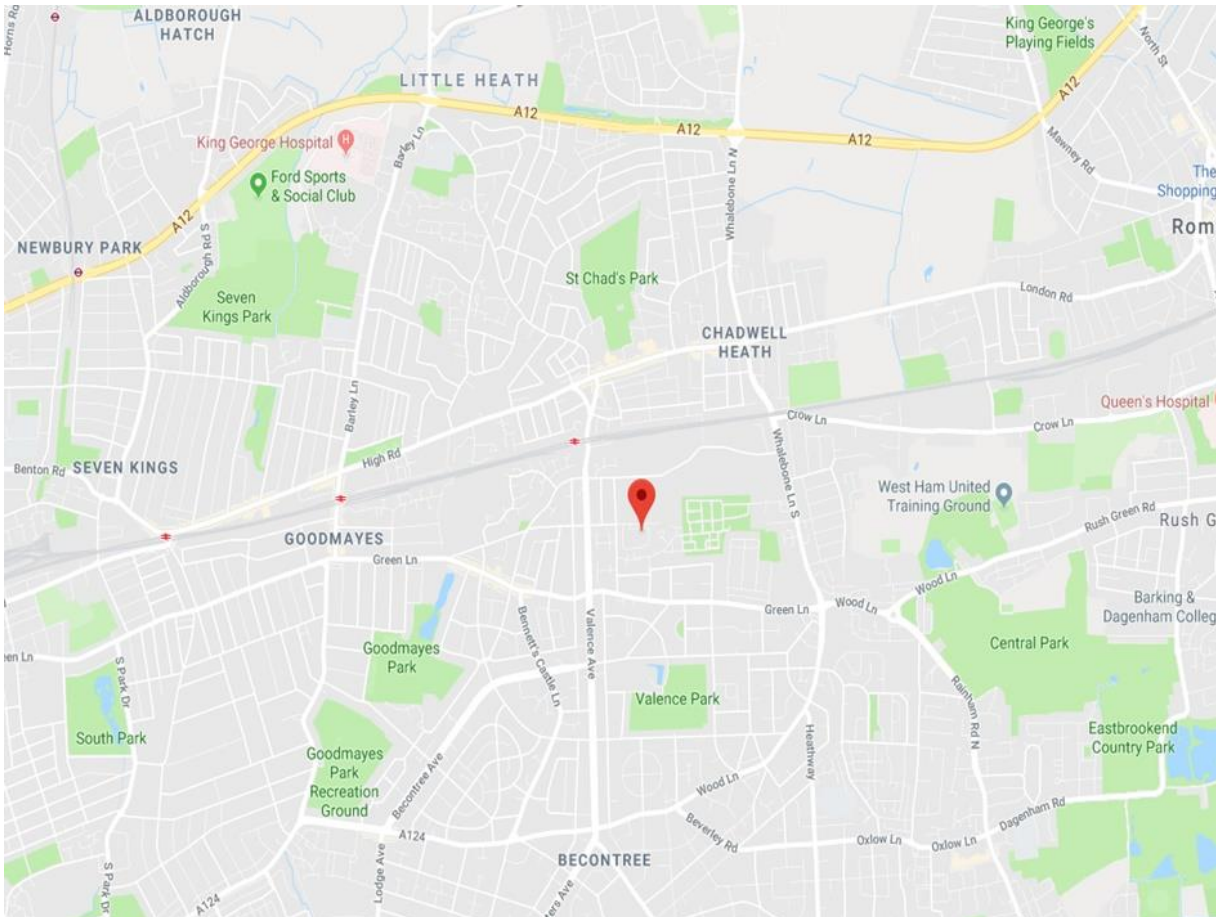
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