

**Low Rent Incentive**

**New Industrial Unit**

**Second Floor**  
**6383 ft<sup>2</sup> (593 m<sup>2</sup>)**

**TO LET**

**Low Rent £30,000 pax (£4.70 psf)**

2 Ton Goods Lift

Passenger Lift

Electric Shutters

Fire & Intruder Alarms

Forecourt Shared Parking

Viewing Highly Recommended

WC's

Unit H4

Chadwell Heath Ind Estate

Kemp Road Dagenham RM8 1SL



**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.

**Accommodation**

Comprising a large light industrial/Storage unit

Second Floor                      **6383 ft<sup>2</sup>**                      **(593 m<sup>2</sup>)**

**Terms**

By way of a new Fri lease, flexible terms to be agreed

**Rent**

**£30,000 pax (4.70 psf)**

**Service Charge**

£300 pcm per floor

Goods (2 ton) Lift

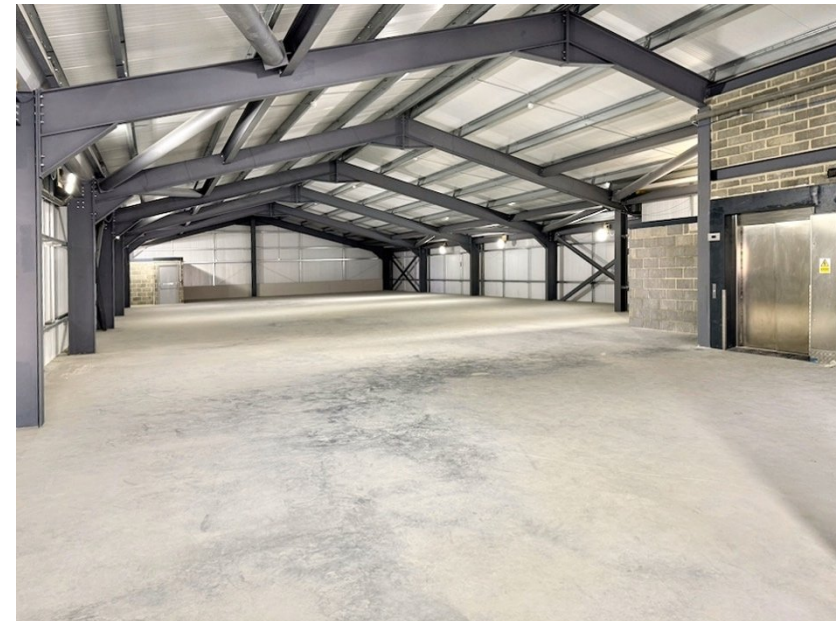
Passenger Lift

Electric Shutters

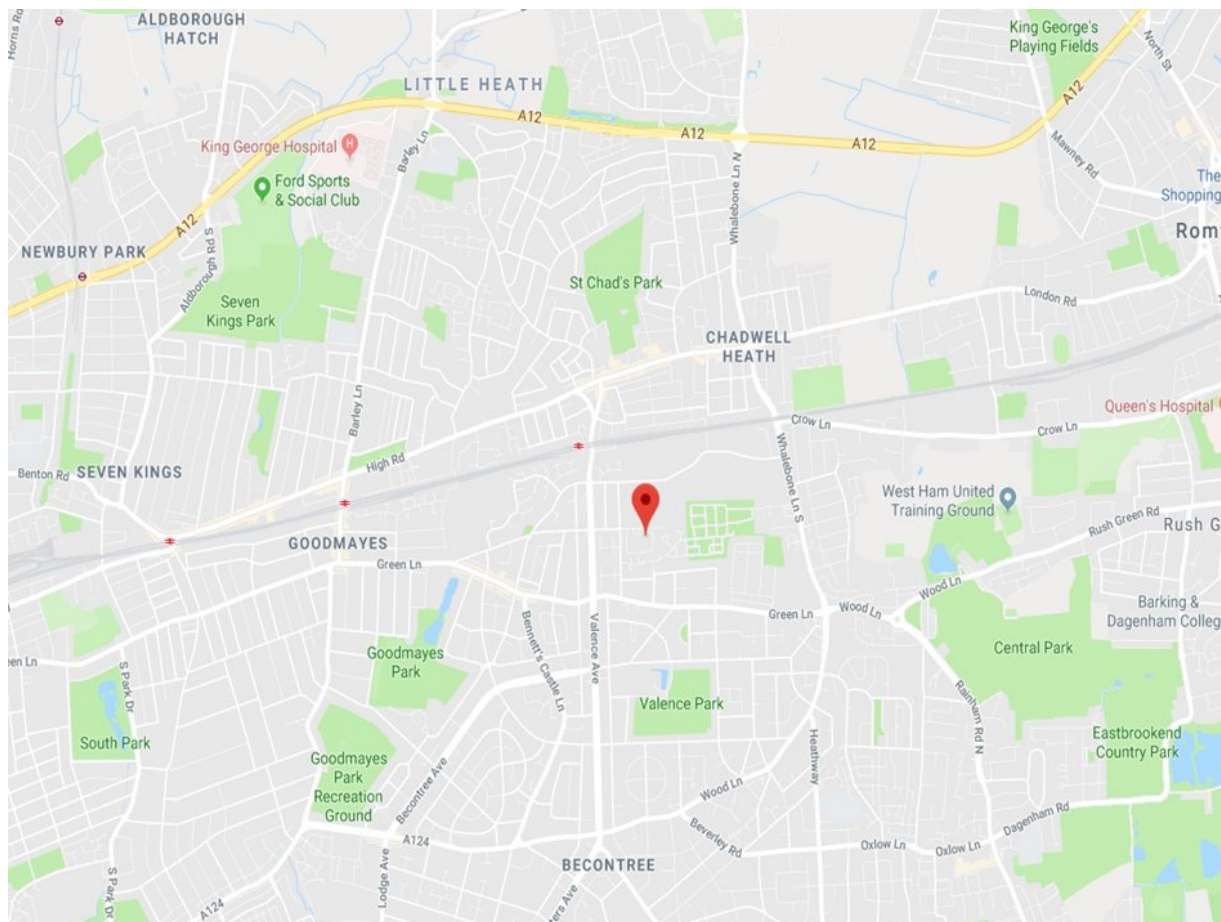
Fire & Intruder Alarms

WCs per floor

Shared Forecourt Parking







### Legal Costs

The ongoing tenant to pay a contribution of £1500 + VAT towards the LL legal costs.

### Business Rates

Business to be assessed.

Interested parties should make their own enquires via the Local Authority or Valuation Office

[www.voa.gov.uk](http://www.voa.gov.uk)

### Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

### Viewing Highly Recommended

Strictly by appointment via sole agents

Jason Grant

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