

Industrial Unit TO LET

New Lease Available
2526 ft² / 234.72 m²
Parking Available
Security Shutters
Kitchen & WC facilities
3-Phase Power

7a & 7b Midas Business Centre
Wantz Road, Dagenham, Essex
RM10 8PS



Location:

The property forms part of an established and popular industrial Estate lying to the south of Oxlow Lane close to the A12 & A13. Chadwell Heath train station is 3 miles away providing a service to London (Liverpool Street) within 25 mins. Dagenham Heathway is approximately a mile away.

Description:

The end of the terrace unit is arranged as an open-plan storage/light industrial space previously used as a Joinery business.

Accommodation	Sq. ft	M2
7a		
Open Plan Space	877	81.50
Mezzanine	443	41.15
7b		
Open Plan Space	1649	153.22
Total Area	2969	275.87

Tenure:

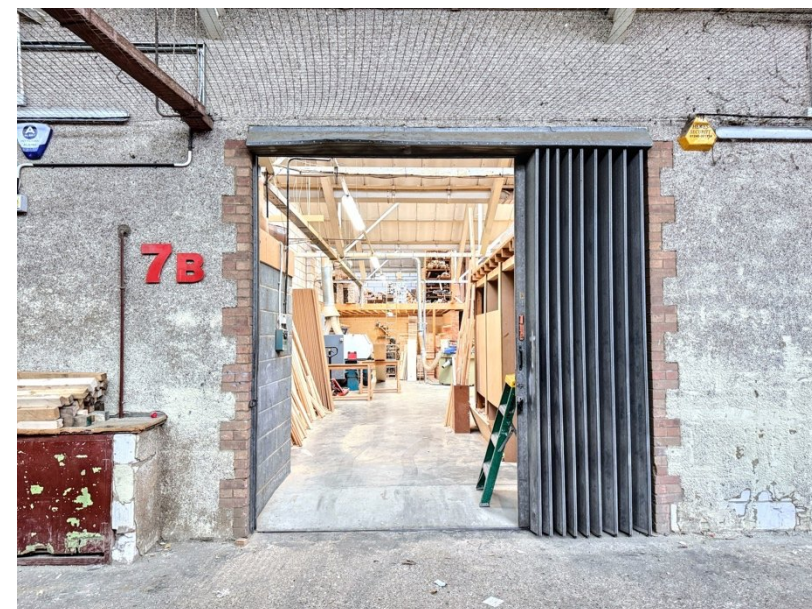
The property is available on a brand-new FRI lease, subject to agreement and will be upward only open market rent reviews.

Rent:

Rental offers in the region of **£28,000 + VAT (£9.40 psf)** subject to contract

Available from 1st June 2025

N.b Under the terms of the management agreement, car trade & place of worship uses are prohibited.





Energy performance certificate (EPC)			
Unit 7a Midas Business Centre Wantz Road DAGENHAM RM10 8PS	Energy rating D	Valid until:	9 August 2026
		Certificate number:	9809-3008-0669-0700-5505

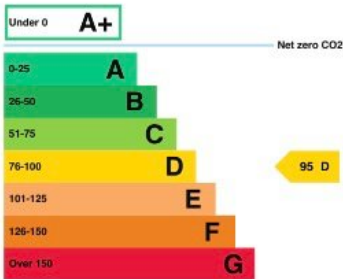
Property type	B8 Storage or Distribution
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	79 D

Energy performance certificate (EPC)			
UNIT 7B MIDAS BUSINESS CENTRE WANTZ ROAD DAGENHAM RM10 8PS	Energy rating E	Valid until:	17 June 2031
		Certificate number:	1193-0600-2823-6885-0441

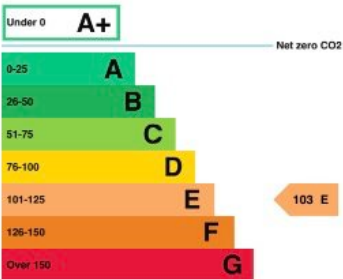
Property type	B1 Offices and Workshop businesses
Total floor area	152 square metres

Rules on letting this property

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Energy rating and score

This property's energy rating is E.



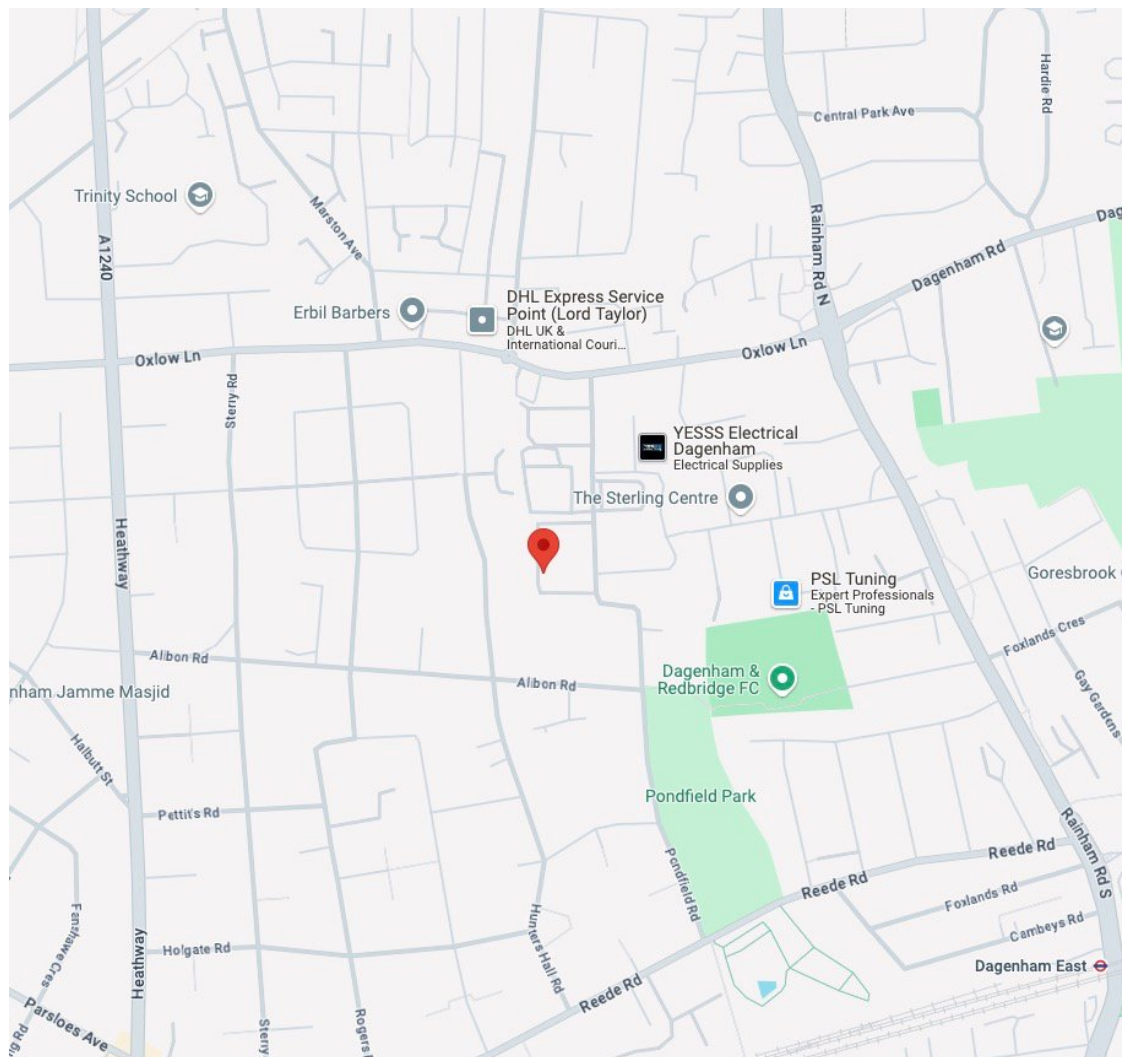
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How this property compares to others

Properties similar to this one could have ratings:

If newly built	18 A
If typical of the existing stock	52 C

**Service Charge**

Estate management Charge £1125.33 pa + VAT

Rates (approx.)

Rateable Value **7a** £8,300

Rates payable: £4,142

Rateable Value **7b** £15,500

Rates payable: £7,734.5

(Interested Parties are advised to verify with the London Borough of Barking & Dagenham)

Legal Costs

Ingoing tenant will be expected to pay a contribution of £2000 + VAT towards the landlord's legal costs

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900