# **COMMERCIAL PROPERTY AGENTS**

# Industrial Unit

New Lease Available 2526 ft<sup>2</sup> / 234.72 m<sup>2</sup> Parking Available Security Shutters Kitchen & WC facilities 3-Phase Power

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



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## 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

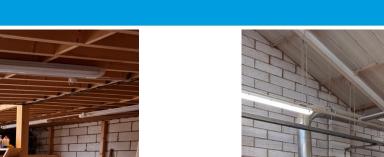
Available from 1<sup>st</sup> June 2025

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





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Energy performance certificate (EPC)				
Unit 7a Midas Business Centre Wantz Road	Energy rating	Valid until:	9 August 2026	
DAGENHAM RM10 8PS		Certificate number:	9809-3008-0669-0700-5505	
Property type	E	38 Storage or Distrib	ution	
Total floor area	75 square metres			

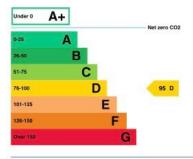
#### Rules on letting this property

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

#### Energy rating and score

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

This property's energy rating is D.



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

#### How this property compares to others

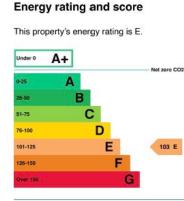
Properties similar to this one could have ratings:

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

UNIT 7B MIDAS BUSINESS CENTRE	Energy rating	Valid until:	17 June 2031
WANTZ ROAD DAGENHAM RM10 8PS	_   E	Certificate number:	1193-0600-2823-6885-0441
roperty type	E	31 Offices and Works	shop businesses
lotal floor area	1	52 square metres	

#### Rules on letting this property

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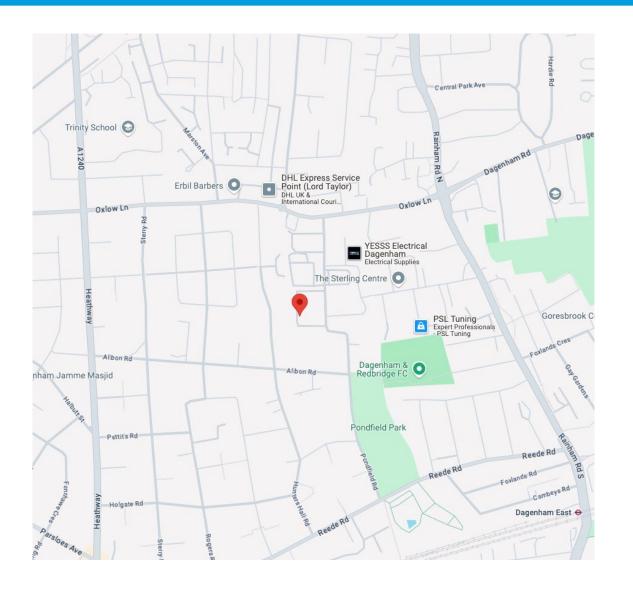
#### How this property compares to others

Properties similar to this one could have ratings:

If newly built

 If typical of the existing stock
 52 C

# **COMMERCIAL PROPERTY AGENTS**



## Service Charge

Estate management Charge £1125.33 pa + VAT

Rates (approx.)	
Rateable Value 7a	£8,300
Rates payable:	£4,142

Rateable Value **7b**£15,500Rates payable:£7,734.5(Interested Parties are advised to verify with the London Borough of<br/>Barking & Dagenham)

## Legal Costs

Ingoing tenant will be expected to pay a contribution of  $\pounds 2000 + VAT$  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 020 8506 9900 / 9905 jason@countrywidecomm.co.uk

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

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