

Industrial Unit & Offices

TO LET

Ground and Mezz. Offices
New Lease Available
Grd - 212.14 m² (2283 ft²)
Mezz – 90.33 m² (973 ft²)
Parking Available
Security Shutter
Kitchen & WC facilities
3-Phase Power

8 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:

Mid-terraced unit arranged as an open-plan storage/light industrial space previously used as a Joinery business with mezzanine offices.

Ground Floor area	212.14 m ²	(2283 ft ²)
Mezzanine Offices	90.33 m ²	(973 ft ²)
Total Area	302.46 m²	(3256 ft²)

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 **£26,000 + VAT** subject to contract

Available from 1st June 2025

Service Charge

Estate management Charge £562.67 pa + VAT

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





Energy performance certificate (EPC)			
Para Joinery, Unit 8 Midat Business Centre Wentz Road DAGENHAM RM10 8PS	Energy rating E	Valid until:	3 February 2028
		Certificate number:	0730-0138-4109-9829-6002

Property type	B1 Offices and Workshop businesses
Total floor area	253 square metres

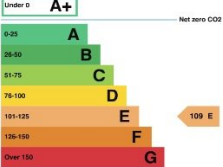
Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

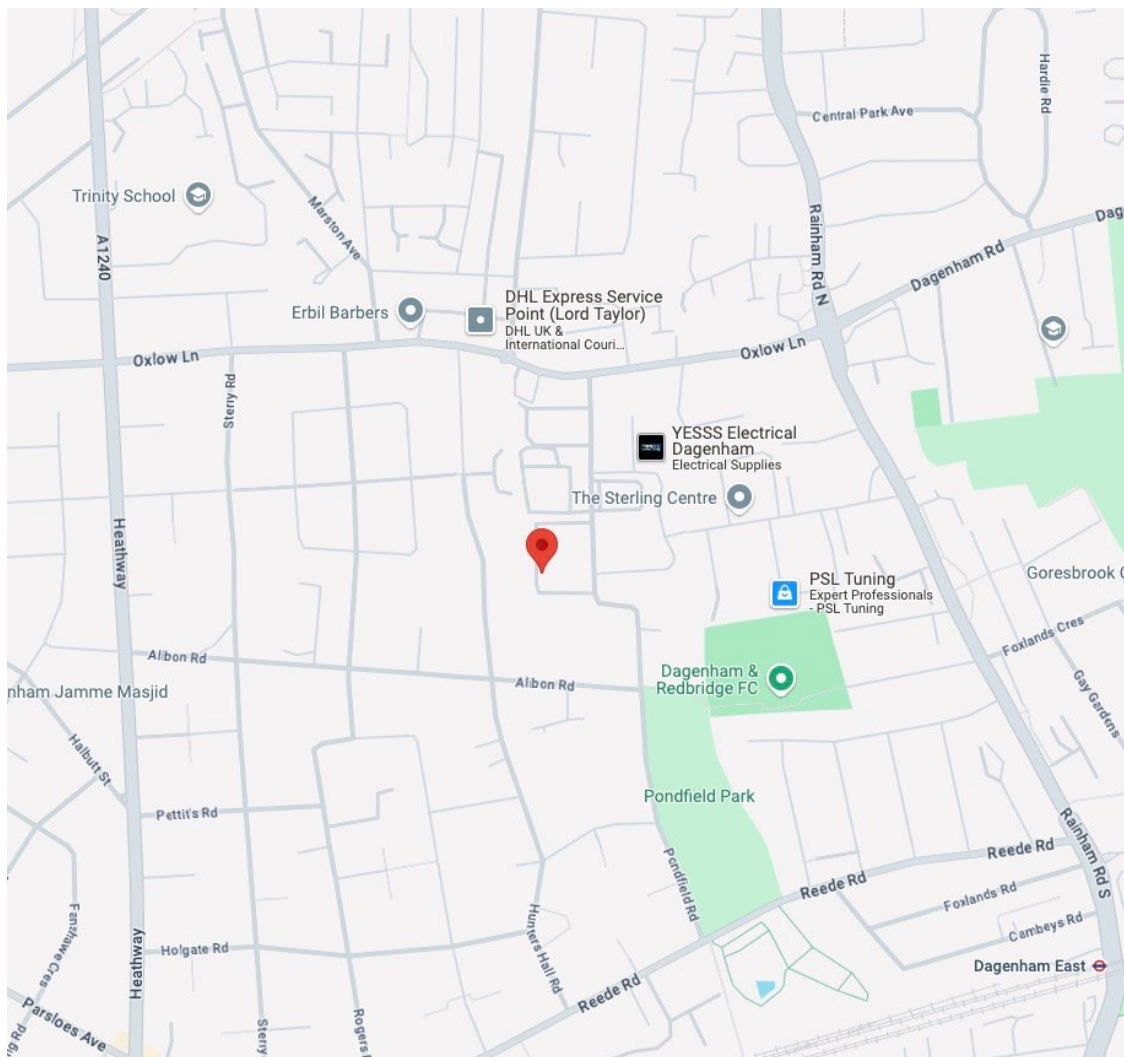
Properties get a rating from A+ (best) to G (worst) and a score.

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	24 A
If typical of the existing stock	70 C



**Rates (approx.)**

Rateable Value	£18,500
Rates payable:	£9,231.50

(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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