

Industrial Unit TO LET

2,214.56 ft² / 204.74 m²

New Lease Available
Open Plan Warehouse
Office with Glazed Frontage
Security Shutters
3-Phase Power
4 Parking Bays
Secure Estate

4 Midas Business Centre
Wantz Road, Dagenham, Essex
RM10 8PS



Location

The property forms part of an established and popular industrial estate lying south of Oxlow Lane and an equal distance between the A12 & A13. Chadwell Heath train station is approximately 3 miles away, providing a service to London (Liverpool Street) in around 25 mins. Dagenham Heathway (District Line) is roughly a mile away.

Description & Accommodation

A Mid terraced industrial open plan warehouse/storage unit with an internal office with glazed frontage.

Approximate size of areas:-

Ground floor GIA	204.74 m2	2214.56 sq. ft
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Tenure:

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

Rent:

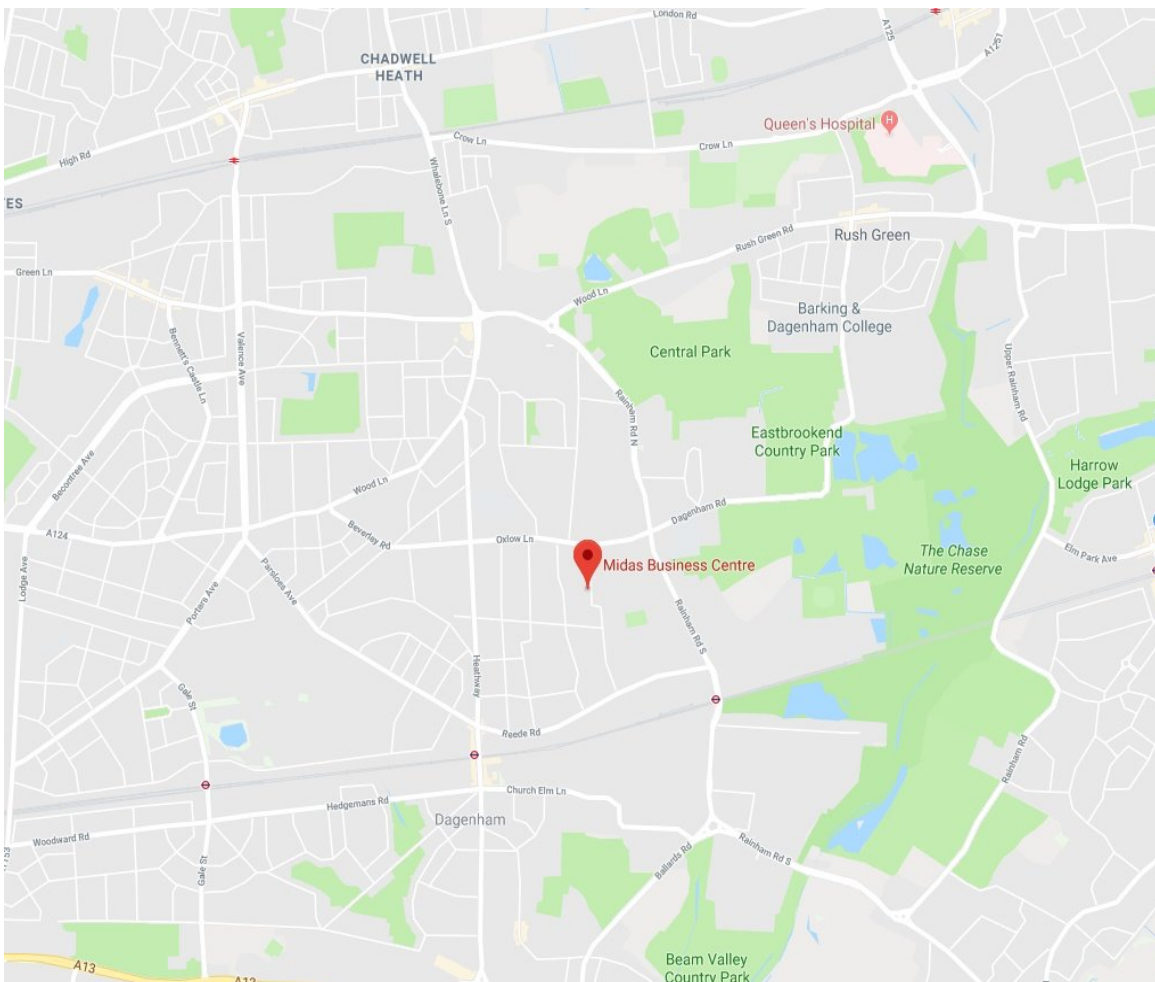
Rental offers in the region of £22,000 + VAT subject to contract

Immediate availability

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





**Service Charge**

Estate management Charge £1125.33 pa + VAT

Rates (approx.)

Rateable Value £25,000

Rates payable: £12,475

(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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