

# TO LET

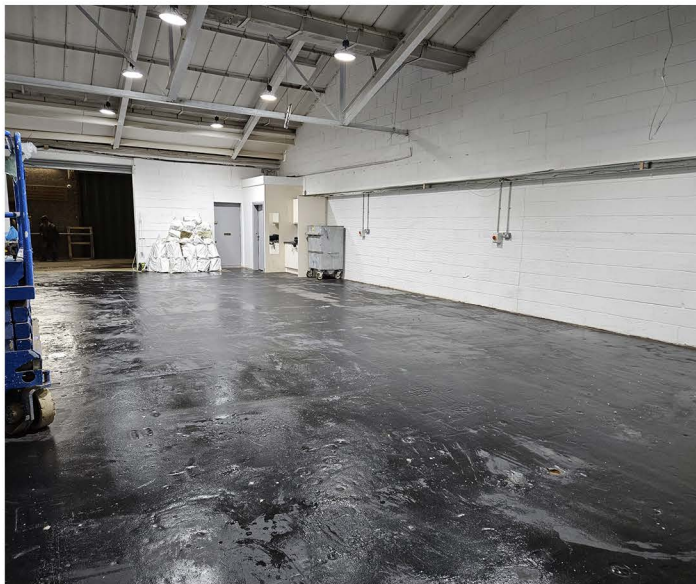
## B8 Industrial Warehouse

2,205 sq ft (204.8 sq m GIA approx)

11 Midas Business Centre,  
Wantz Road, Dagenham,  
RM10 8PS



- \*Office
- \*Toilet & Kitchenette
- \* 3-Phase power
- \* 4 parking spaces in main car park



## LOCATION

The property forms part of an established and popular industrial estate lying to the south of Oxlow Lane, roughly equidistant between the A12 and A13. Chadwell Heath Train Station is around 3 miles distant providing a service to London (Liverpool Street) in approx 25 minutes. Dagenham East Station (District Line) is only approximately 0.7 miles away.

## DESCRIPTION

A mid terrace unit comprising of open space with newly constructed mezzanine to the rear, providing first floor office/storage space. There is a toilet and tea making point to the front of the unit. LED lights are installed. Access is via an electric roller shutter and pedestrian door.

4 car spaces are present within a car park to the rear. There is an access height restriction 8ft 6ins with vehicular access from the front and rear.

## ACCOMMODATION

|              |                                |
|--------------|--------------------------------|
| Warehouse    | 1,766 sq ft (164.1sq m)        |
| Mezzanine    | 438 sq ft (40.7sq m)           |
| <b>Total</b> | <b>2,205 sq ft (204.8sq m)</b> |

## TENURE

The property will be available from Q3, 2024 on a new full repairing and insuring lease for a term to be agreed.

## RENT

£33,000 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

The Rateable Value for this and the adjoining unit (2023) is £21,750, awaiting reassessment following division.

## EPC

E104

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

James Dewar

Tel: 01245 350160

Email: jim@robertdewar.co.uk



rightmove

zoopla



**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

**ROBERT DEWAR ASSOCIATES 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB**

**ROBERT  
DEWAR  
ASSOCIATES**  
**01245 350160**  
[www.robertdewar.co.uk](http://www.robertdewar.co.uk)