

**TO LET**

## Light Industrial Unit

2,414 SqFt (224.24 SqM)

## UNIT G, OYO BUSINESS UNITS

Hindmans Way, Dagenham, Essex RM9 6LN

**Post Scriptum**  
Distribution & Marketing Service

G

- 3 Phase Electricity
- Roller shutter door
- Ancillary office

- Minimum eaves height of 5.21 metres
- Maximum eaves height of 6.99 metres
- Forecourt providing loading and parking

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



### LOCATION

The property is located within a well-established industrial location, immediately to the south of the A13 which provides access to Central London and also to junction 30/31 of the M25. Dagenham Dock railway station is within 2 miles of the property and provides regular services into London Fenchurch Street.

### DESCRIPTION

The property comprises a single storey end of terrace industrial building of steel portal frame construction. A mezzanine floor has been added to provide office space which is fully carpeted and air conditioned. Loading and parking is situated at the front of the Unit.

### ACCOMMODATION

|               |                                |
|---------------|--------------------------------|
| Ground Floor: | 1,637 SqFt / 152.07 SqM        |
| Mezzanine:    | 777 SqFt / 72.17 SqM           |
| <b>Total</b>  | <b>2,414 SqFt / 224.24 SqM</b> |

The above floor areas are approximate and have been measured on a gross internal basis.

### TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

### EPC

An EPC is to be commissioned.

### RENT

£25,000 per annum exclusive.

### VAT

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

### BUSINESS RATES

Further information available on request.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### LEGAL FEES

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

### CONTACT

Strictly by appointment via sole agents

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