## **TO LET Light Industrial Unit** 2,414 SqFt (224.24 SqM)

# UNIT G, OYO BUSINESS UNITS

Hindmans Way, Dagenham, Essex RM9 6LN

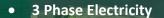
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KEMSL

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- **Roller shutter door** •
- Ancillary office •

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Minimum eaves height of 5.21 metres •

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

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Post Scriptum

Distribution & Marketing Service







#### 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
Total	2,414 SqFt / 224.24 SqM

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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