

## 1 Cromwell Centre, Selinas Lane, Dagenham, RM8 1QH



### Prominent warehouse approx. 11,100 sq ft (1031.8 sq m) **TO LET**

- Side elevation to Whalebone Lane (A1112)
- Prominent corner position at busy traffic light junction
- Reclad frontage
- Under refurbishment
- Electrically operated loading door
- Eaves approx. 5.0m
- 11 car spaces

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

The property forms part of an established industrial estate directly adjacent the western side of Whalebone Lane (A1112), only 1.1 miles South of the A12, linking with the A406, approximately 5.8 miles to the West. Chadwell Heath Train Station is just over 1 mile from the premises, providing a service to London (Liverpool Street) in around 25 minutes.

The unit lies adjacent Capital Hair & Beauty, within close proximity of Booker Wholesale, Travis Perkins, Hoo Hing, Asda and McDonalds.

### The property

A prominent end-terrace corner unit of brick and block construction, beneath a pitched truss corrugated asbestos roof, overclad with insulated metal cladding. The front elevation has been overclad with composite insulated cladding and the unit is undoing internal refurbishment. There is an electrically operated loading door and security shutter to the front elevation. There are further doors on the side elevation with security shutters.

The height to underside of the truss is approximately 5.0m and all mains services are available for connection.

Internally, there are toilet and kitchen facilities.

Externally, there is an access shared with our client and 11 car spaces allocated to the available unit.

**Accommodation** The approximate gross internal floor area is:

Ground floor	11,100 sq ft	(1031.8 sq m)
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### Tenure

To let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews.

### Figures

**£115,000 per annum exclusive.** Building insurance, business rates and utilities are payable in addition. A rent deposit according to financial status may be payable.

### Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

### Energy Performance Certificate

An EPC is in the process of being arranged.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.



### Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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