

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



Refurbished Unit totaling approx. 2,205 sq  
ft (204.8 sq m)

**TO LET**

- Office
- Toilet & kitchenette
- 3-phase power
- 4 parking spaces in main car park

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

**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.

**The property**

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** The approximate gross internal floor area is:

Unit	1,766 sq ft	164.1 sq m
Mezzanine	438 sq ft	40.7 sq m
<b>Total</b>	<b>2,205 sq ft</b>	<b>204.8 sq m</b>

**Terms**

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

**Figures**

**£33,000 per annum exclusive.**

A service charge is payable in respect of a communal/management costs, further details of which are available on request.

**Legal costs**

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

**Energy Performance Certificate (EPC)**

The EPC is E104, expiring December 2033. Please note, this report covers this and the adjoining unit. A revised EPC is in the process of being prepared.

**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.

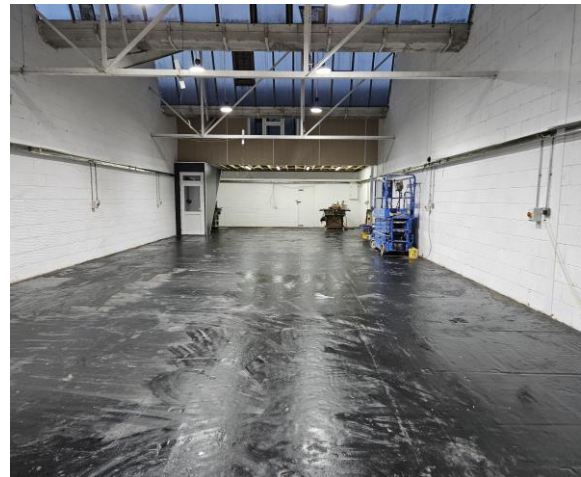
**Under the terms of the Management Agreement, the car trade and place of worship uses are prohibited.**

**Business Rates**

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

**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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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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