

Unit 13/14 Redif House Industrial Estate, Wantz Road, Dagenham, RM10 8PS



**Unit approx. 3,000 sq ft (279 sq m)
FOR SALE/TO LET**

- Formerly a dance school
- Could be converted back to industrial/storage
- 3-phase power
- Parking to the front
- Kitchen
- Ladies/gents toilets
- Large car park adjacent
- 1st floor office

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 Heathway (District Line) is only approximately 1 mile away.

The property

Two inter-connecting mid terrace units with rendered elevations beneath a pitched metal profile clad roof. Internally, the space has been arranged to provide three large rooms at ground floor with reception, kitchen and toilet facilities. There is a first-floor office.

There are two loading doors to the front but one has been converted to a pedestrian entrance and the other sectioned off internally but this could be adapted to suit.

Accommodation

The approximate gross internal floor area is:

Ground floor	2,790 sq ft	259.4 sq m
1 st floor	210 sq ft	19.5 sq m
Total	3,000 sq ft	279 sq m

Tenure

The virtual freehold is for sale. (150 years at a peppercorn).

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

Figures

For sale at offers in the region of £575,000
Or to let at £37,500pax.

Plus VAT (if applicable). A service charge for maintenance of the common parts is payable, further details on request.

Legal costs

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

Energy Performance Certificate (EPC)

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.

Business Rates

The Rateable Values (2023) are £12,000 and £11,250 respectively. Under Small Business Rate Relief rules, nil Business Rates are payable, although, interested parties should satisfy themselves in this respect.

Anti money Laundering Regulations

All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Please contact Branch Associates on 01708 860696/ 07775 804842 or jb@branchassociates.co.uk



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info@branchassociates.co.uk | www.branchassociates.co.uk

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

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