

16 Midas Business Centre, Wantz Road, Dagenham, RM10 8PS



Unit approx. 3,000 sq ft (275.6 sq m)

**TO LET \*\*RENT REDUCED\*\***

- Office/toilets/kitchen
- Fire & burglar alarm
- Gas & 3-phase
- LED lights
- Gas heating
- 3 car spaces
- Electric roller shutter
- Redecorated/roof being repaired
- Front of the Estate

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

A mid terrace unit with an eaves height of approx. 3.3m and apex height of approx. 6.41m. Arranged internally to provide an open plan storage/light industrial space with double glazed ancillary accommodation to the front. Loading is via an electrically operated loading door.

Three car spaces are located immediately to the front.

**Access gates are closed between 6:00pm-7:30am Monday to Friday, with no access on Saturdays or Sundays.**

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

**Total                    3,000 sq ft                    275.6 sq m**

### Tenure

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

### Figures

**£38,000 per annum exclusive.**

Subject to financial status.

A service charge is payable in respect of a communal/management costs (£1020.44pa) and monitored fire intruder alarms (£432pa).

### Legal costs

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

### Energy Performance Certificate

The EPC rating is D100, expiring March 2033.

### 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 (2023) is £20,750, making the rates payable approx. £10,167.50pa, although interested parties are advised to satisfy themselves in this respect.

### Enquiries/viewing

Please contact joint agents Branch Associates on 01708 860696/ 07775 804842 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk) Countrywide Commercial on 02085 069 900 or [jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)



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