

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



Office approx 930 sq ft (86.6 sq m) TO LET

- Toilet & kitchen
- 2 parking spaces
- Alarm & CCTV
- 24-hour access

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

Comprising the first floor of a mid-terrace unit including a toilet and kitchen having undergone internal refurbishment. Two rear offices feature store cupboards. Wall mounted heating and power points are present. AC units are in place but we have been informed they require servicing. There is suspended ceiling with recessed lighting.

Two car spaces are present within a car park to the rear.

Accommodation The approximate gross internal floor area is:

Offices	758 sq ft	70.5 sq m
Storage	174 sq ft	16.2 sq m
Total	932 sq ft	86.6 sq m

Tenure

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

Figures

£1,250 per month INCLUDING building insurance and management charge. EXCLUDING electricity, telecoms/IT and maintenance.

Rent payable monthly in advance by standing order with a sum of two months rent deposit to be held by the landlord.

Business Rates

Interested parties are advised to satisfy themselves fully with the local authority in this respect.

Legal costs

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

Energy Performance Certificate

Awaiting Assessment.

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. These details are awaiting client approval.

Enquiries/viewing

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



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

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

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

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.