

## Unit G5 Kemp Road, Dagenham, RM8 1SL



Unit approx 2,568 sq ft (238 sq m)  
**FOR SALE/TO LET \*RENT REDUCED\***

- 1<sup>st</sup> floor offices
- Toilets & kitchen
- Mezzanine storage
- Gas & 3-phase power
- Fire Alarm
- Intruder Alarm
- CCTV system

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

### Location

The property forms part of an established and popular industrial estate lying approximately 3 miles to the south of the A12. Chadwell Heath Train Station is only 1 mile away, providing a service to London (Liverpool Street) in approx 25 minutes.

### The property

A mid terrace unit of blockwork construction beneath a lined North lit roof. Internally, the unit provides ground floor toilets and kitchen. In addition to the open plan warehouse/industrial accommodation, there are two individual rooms. At first floor, there are two offices, toilet and mezzanine storage.

Loading door and pedestrian doors provides access and open onto an access and parking area.

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

Ground floor	2,091 sq ft	194 sq m
1 <sup>st</sup> floor	477 sq ft	44 sq m
<b>Total</b>	<b>2,568 sq ft</b>	<b>238 sq m</b>

### Tenure

To be let on a new Full Repairing and Insuring lease for a term to be agreed, incorporating periodic upward only rent reviews.

#### OR

For Sale on a long leasehold basis. The lease is dated 7<sup>th</sup> October 1987 for 999 years from 24<sup>th</sup> June 1987 at £50 per annum.

### Figures

**LEASE - £32,000pax**, subject to contract. We are advised that VAT is NOT payable on the rent.

### FOR SALE - £525,000

A service charge is payable for communal expenditure, further details of which are on request.

### Legal costs

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

### Energy Performance Certificate

The EPC rating is C68.

### 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 Value (2017) is £13,750, making the rates payable, £6,737.50pa, less small business rate relief (if applicable).

### Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696/ 07775 804842 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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