

# TO LET



**71 Chequers Lane,  
Dagenham, Essex,  
RM9 6QJ**

**Two Storey Office With Gated  
Parking To Be Refurbished**

**1,026 – 2,992 Sq. Ft  
(95 - 278 Sq. M)**

- To be refurbished
- Gated parking
- Within walking distance to Dagenham Dock Railway Station
- Gas central heating
- Double glazed windows
- Can be let as a whole or floor by floor



## Location:

The property is situated on Chequers Lane close to the junction with Choats Road giving access to the A13 to the North. The North Circular Road (A406) is approximately 3 miles to the north-west, with City Airport a further 1.25 miles to the south. Junctions 30-31 of the M25 are approximately 6 miles to the east. Dagenham Dock Railway Station is less than 0.5 miles to the north.

## Description:

The property comprises a two storey office building with a self-contained gated car park. Historically, the floors have been let independently and are configured as such. Internally, the ground floor comprises partitioned office space, along with WCs and a break out area and will be refurbished once the current tenant vacates. The first floor is accessed through a dedicated ground floor entrance which also comprises a reception, data room and storage room. The first floor has recently been refurbished and provides predominantly open plan office accommodation and WC facilities and benefits from LED lighting, gas fired central heating a carpeting throughout.

## Terms:

The property is available either floor by floor or as a whole by way of a new full repairing and insuring lease on terms to be agreed at £15 per sq ft.

## Service Charge:

Available upon request.

## EPC:

Ground Floor Band D – 95

First Floor Band D - 97

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## Accommodation:

The property has been measured on a gross internal basis in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	1,026	95
Part Ground & First Floor	1,966	183
<b>Total</b>	<b>2,992</b>	<b>278</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates:

Interested parties are advised to make their own enquiries with the London Borough of Barking and Dagenham Council for verification of rates payable.

## Viewings:

For further details please contact the joint agents:

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-or-

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