

TO LET

Industrial / Warehouse Unit

9,908 sq. ft. (920 m²)

UNIT 6, STERLING INDUSTRIAL ESTATE

Rainham Road South, Dagenham, Essex, RM10 8TX

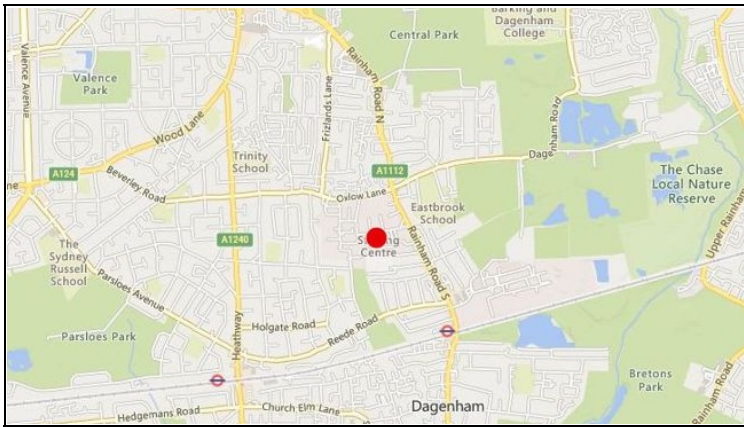


- Ancillary Office Accommodation
- Allocated Car Parking
- Two Electric Roller Shutter Loading Doors

- Close To Trade Counter Occupiers Including Topps Tiles, Toolstation and Screwfix
- 6m Minimum Eaves Height
- Kitchen And WC Facilities

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The property is located on the popular Sterling Industrial Estate in Dagenham providing good access to the A13, A12 and M25 (Junctions 30/31). Dagenham East tube station is approximately 0.4 miles from the property, which provides rail links into the City via the district line.

DESCRIPTION

The property comprises a mid-terrace single storey industrial/warehouse unit. The warehouse is accessed via two electric roller shutter loading doors and provides predominantly clear height accommodation throughout. The property also benefits from ancillary office accommodation plus kitchen and WC facilities.

ACCOMMODATION

Ground Floor Office	811 sq. ft. (75 m ²)
Warehouse	9,097 sq. ft. (845 m ²)
Total	9,908 sq. ft. (920 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £74,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £40,677.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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