

TO LET

Industrial / Warehouse Unit

12,706 sq. ft. (1,180 m²)

UNIT 6, STERLING INDUSTRIAL ESTATE,

Rainham Road South, Dagenham, Essex RM10 8TX

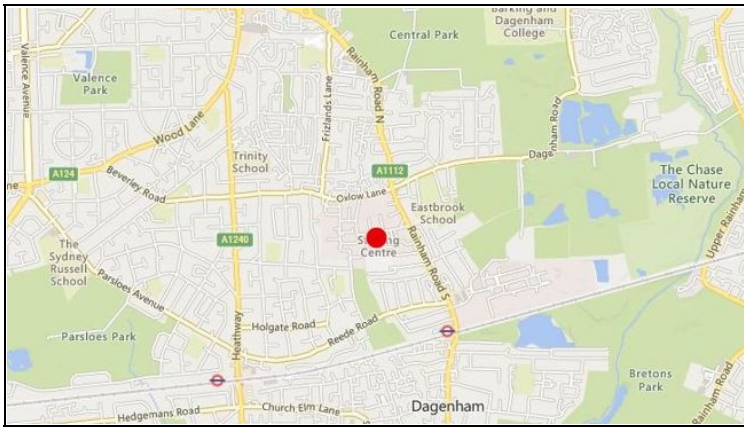


- Ancillary Office Accommodation
- Allocated Car Parking
- Two Electric Roller Shutter Loading Doors

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

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
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:	1,075 sq. ft. (100 m ²)
First Floor Office:	2,147 sq. ft. (199 m ²)
Warehouse + ancillary:	9,484 sq. ft. (881 m ²)
Total:	12,706 sq. ft. (1,180 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:

Ben Collins
Tel: 01708 766733 / 07740 565222
Email: ben.collins@kemsley.com

Kieran Conlan
Tel: 01708 766733 / 07969 743810
Email: kieran.conlan@kemsley.com

Taylor Phillips
Tel: 01708 766733 / 07538 156411
Email: taylor.phillips@kemsley.com

Ref: AR4822/BC 06.24



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.