

TO LET

Due to be refurbished
Industrial / Warehouse Unit

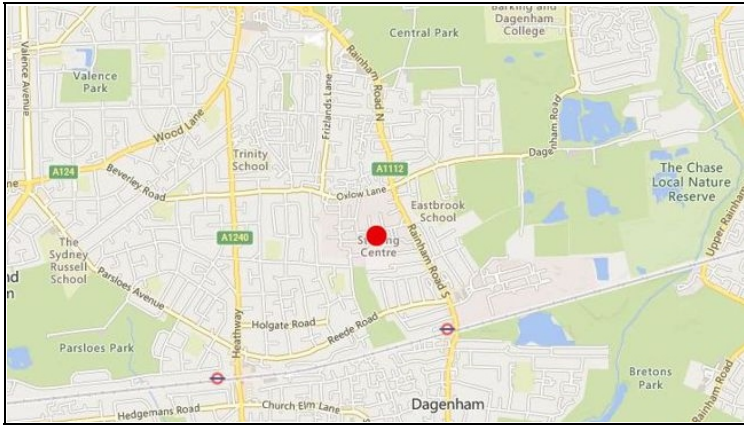
11,962 sq. ft. (1,111 m²)

UNIT 9, STERLING INDUSTRIAL ESTATE,
Rainham Road South, Dagenham, Essex RM10 8TX



- Allocated car parking
- Close to trade counter occupiers including Topps Tiles, Toolstation and Screwfix
- Kitchen and WC facilities
- Two roller shutter loading doors
- 6m minimum eaves height
- Small gated yard area for storage

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 semi-detached single storey industrial/warehouse unit. The warehouse is accessed via two roller shutter doors and provides predominantly clear height accommodation throughout. The property also benefits from mezzanine office accommodation plus kitchenette/staff area and WC facilities.

ACCOMMODATION

Ground Floor: 11,299 sq. ft. (1,050 m²)

Mezzanine Offices: 663 sq. ft. (62 m²)

Total: 11,962 sq. ft. (1,111 m²)

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

TENURE

The property is available on a leasehold basis 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 VOA, we are advised that the property has a rateable value of £82,000. Interested parties are advised to make their own enquiries of the London Borough of Barking and Dagenham.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band D.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: kieran.conlan@kemsley.com

Ben Collins

Tel: 01708 766733 / 07740 565222

Email: ben.collins@kemsley.com

Taylor Phillips

Tel: 01708 766733 / 07538 156411

Email: taylor.phillips@kemsley.com

Ref: AR4828/KC 05.24



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.