

# TO LET

To be refurbished

Two Storey Office with gated parking

1,026 - 2,992 sq. ft. (95 - 278 m<sup>2</sup>)

**71 CHEQUERS LANE,**  
Dagenham, Essex RM9 6QJ



- Gated parking
- To be refurbished
- Within walking distance to Dagenham Dock railway station

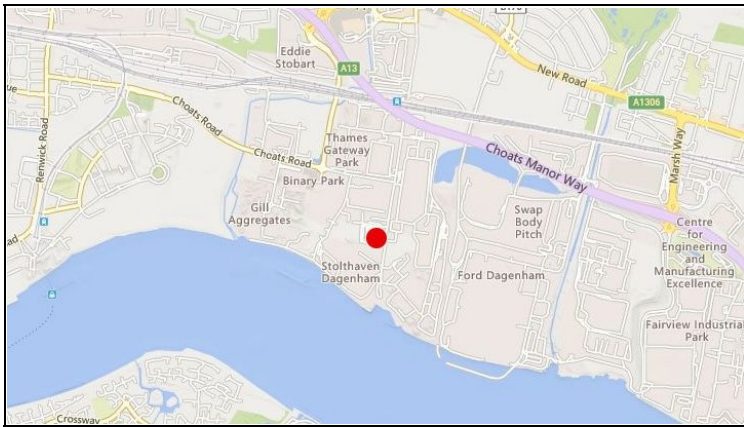
- Gas central heating
- Double glazed windows
- Can be let as a whole or floor by floor

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)





## LOCATION

The property is situated on Chequers Lane close to the junction with Highams Way 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. The M25 (Junctions 30 - 31) are approximately 6 miles to the east. Dagenham Dock railway station (C2C line Tilbury - Fenchurch Street) is less than half a mile from the property.

## 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 staff welfare area, with the accommodation to be refurbished. 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 been recently refurbished and provides predominantly open plan office accommodation and WC facilities, benefiting from carpet throughout, LED lighting and gas central heating.

## ACCOMMODATION

Ground Floor:	1,026 sq. ft. (95 m <sup>2</sup> )
Part Ground & First Floor:	1,966 sq. ft. (183 m <sup>2</sup> )
<b>Total:</b>	<b>2,992 sq. ft. (278 m<sup>2</sup>)</b>

*The above floor areas are approximate, measured on a gross internal basis and provided to us by our client.*

## TENURE

The property is available either floor by floor or as a whole, 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

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

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned at Band D for the Ground Floor and Band E for the First Floor.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via joint sole agents:

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

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

Matt Bowen  
Tel: 07442 820386  
Email: matthew.bowen@kirkbydiamond.co.uk

Ref: AR4834/KC 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.



**KEMSLEY**<sup>LLP</sup>  
PROPERTY CONSULTANTS  
**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)

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.