

**TO LET**

**Modern Industrial / Warehouse Unit**

1,534 sq. ft. (143 m<sup>2</sup>)

**UNIT 18, HEATHWAY INDUSTRIAL ESTATE**

Manchester Way, Dagenham, Essex, RM10 8PN

**Indicative**



- Electric roller shutter access
- Secure gated estate

- Front forecourt providing parking or secure yard
- All mains services

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

The property forms part of the popular Heathway Industrial Estate providing good access to the A13 via Dagenham Heathway which in turn links to the M25 (Junction 30) to the east and access to the A406 North Circular Road to the west.

## DESCRIPTION

The property comprises a modern light industrial/warehouse unit of steel portal frame construction. Internally, the unit is accessed via either an electric roller shutter or personnel door and is currently configured to provide predominantly office accommodation benefitting from a number of partitioned offices, 2 x WC facilities, kitchenette and ancillary office. The property is due to be stripped of all internal partitions but can also be left 'as is'.

Externally, the unit benefits from a demised forecourt area providing parking for 5 vehicles or alternatively this area could be fenced to create a secure yard.

## ACCOMMODATION

**Total** **1,534 sq. ft. (143 m<sup>2</sup>)**

*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 with the Valuation Office Agency, we understand that the property has a current rateable value of £17,750. For the rates payable, you are advised to make your own enquiries with 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 C.

## 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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