

## 4 Dominion Works, Freshwater Road, Dagenham, RM8 1RX



Refurbished unit with new 2<sup>nd</sup> floor approx.  
4,000 sq ft (372 sq m)

**FOR SALE/TO LET \*PRICE REDUCED\***

- Parking along frontage
- Provision for gantry to upper floors
- Toilets/kitchen to 1<sup>st</sup> & 2nd floors
- Loading door to 1<sup>st</sup> & 2<sup>nd</sup> floors
- All mains services
- Double glazed

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

The property forms part of an established and popular industrial estate lying approximately 1.4 miles to the south of the A12. Chadwell Heath Train Station is less than a mile away, providing a service to London (Liverpool Street) in approx 25 minutes.

### The property

An end-terrace unit of brickwork construction with profile cladding above beneath a pitched and insulated roof. The property provides a ground floor unit with two access doors arranged in two open plan sections with kitchen and toilet to the side. There is a similar layout at first floor with one loading door and provision for gantry loading on this and the floor above. The second floor is newly built open plan space.

Externally, there is parking along the unit's frontage and loading access.

**Accommodation** The approximate gross internal floor area is:

Ground floor	1340 sq ft	124.6 sq m
1 <sup>st</sup> floor	1375 sq ft	127.8 sq m
2 <sup>nd</sup> floor	1326 sq ft	123.3 sq m
<b>Total</b>	<b>4,041 sq ft</b>	<b>375.7 sq m</b>

### Tenure

Freehold for sale with vacant possession on completion OR to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only periodic rent reviews.

### Figures

For sale with vacant possession for **£895,000**

OR

To rent as follows;

Year 1	<b>£55,000 pax.</b>
Year 2	<b>£57,500 pax.</b>
Year 3 onwards	<b>£60,000pax.</b>

**Subject to accounts, references and minimum 3 year lease term.**

### Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

### Energy Performance Certificate (EPC)

The EPC rating of the ground and 1st floors is D93. A report covering the 2<sup>nd</sup> floor is awaited.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

### Business Rates

On request.



### Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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