

## 11 Midas Business Centre, Wantz Road, Dagenham, RM10 8PS



Unit approx. 2,707 sq ft (251 sq m)  
**FOR SALE**

- Offices
- Toilets & kitchen
- Gas & 3-phase power
- Six parking spaces in main car park
- Gas heating
- Kitchen / bedroom making equipment available

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

### Location

The property forms part of an established and popular industrial estate lying to the south of Oxlow Lane, roughly equidistant between the A12 and A13. Chadwell Heath Train Station is around 3 miles distant providing a service to London (Liverpool Street) in approx 25 minutes. Dagenham East Station (District Line) is only approximately 0.7 miles away.

### The property

A mid terrace unit including ladies/gents toilets, kitchen and office/additional storage. The eaves height measures approximately 3.2m with a maximum height of approximately 6.5m

Six car spaces are present within a car park to the rear.

The kitchen / bedroom making equipment is available by separate negotiation.

There is an access height restriction 8ft 6ins with vehicular access from the front and rear.

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

Unit	2,707 sq ft	251 sq m
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### Tenure

Freehold for sale with vacant possession on completion.

### Figures

The unit is for sale at offers in the region of **£510,000**.

A service charge is payable in respect of a communal/management costs, further details of which are available on request.

### Legal costs

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

### Energy Performance Certificate (EPC)

The EPC is in the process of being assessed.

### 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.

Under the terms of the Management Agreement, the car trade and place of worship uses are prohibited.

### Business Rates

The Rateable Value (2023) is £21,750 making the rates payable approximately £10,657pa however interested parties should satisfy themselves in this respect.

### 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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