

**Bennett  
Phillips  
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Philips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

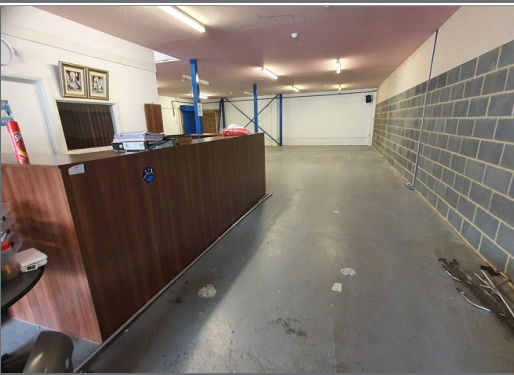


**Modern Warehouse/Industrial Unit  
Including full height mezzanine storage  
(approx 4,375sq ft (406.87m<sup>2</sup>))**

**TO LET**

**Unit 13 Heathway Industrial Estate  
Dagenham RM10 8PN**

- **Full height electric roller shutter**
- **Double width doors within aluminium frontage**
- **2 car parking spaces**
- **CCTV**
- **Network cabling in offices**

**LOCATION:**

Heathway Industrial Estate forms part of the Wantz Road industrial area and is within approximately half a mile to the north of the A13 and is therefore conveniently situated for links to the M25 and local road network including the A12 and A406. Other occupiers along Wantz Road include Howdens Joinery, BT Fleet Services and a depot occupied by Barking & Dagenham Council.

The immediate area is undergoing significant regeneration, amongst which are the Hackman Capital Partners backed film studios, housing London's largest film and television production. Plans include up to 12 sound stages three acres of backlot, offices and ancillary space, totalling over half a million square feet.

**ACCOMMODATION:**

Comprising a single storey steel portal frame industrial unit benefitting from good visibility onto Wantz Road. The unit has a full height electric roller shutter, WC and kitchenette facilities, full height mezzanine & various offices. 2 car parking spaces are provided within a secure yard which is shared with two adjoining occupiers. Floor to ceiling height of 2.8m to underside of mezzanine. Approximate floor measurements are as follows:

Ground Floor warehouse -	1,752sq ft	162.93 m2
Mezzanine	1,532sq ft	142.47 m2
Offices	853sq ft	79.32m2
Reception	164sq ft	15.25m2
Kitchen	74sq ft	6.88m2
<b>TOTAL</b>	<b>4,375sq ft</b>	<b>406.87m2</b>

**LEASE:**

A new Full Repairing and Insuring Lease is to be made available for a term of 5 years drawn outside the provisions of the Landlord & Tenant Act.

**RENT:**

£57,500 pax paid quarterly in advance, plus VAT.

**SERVICE CHARGE/BUILDING INSURANCE:**

Service charge - £1,247.36 per annum plus VAT. Building Insurance - £1,287.79 per annum.

**BUSINESS RATES:**

Rateable Value 2023-2024 - £25,125 per annum

Rates Payable 2023-2024 - £12,537.37 per annum

Prospective tenants are advised to make their own enquiries to the Local Authority to confirm the above.

**ADMINISTRATIVE FEE:**

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

**LEGAL COSTS:**

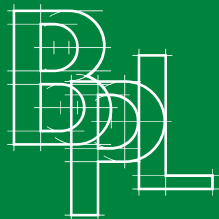
The ingoing tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

**POSSESSION:**

Immediate upon completion of all legalities.

**VIEWING:**

Strictly by appointment through agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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