

# TO LET WAREHOUSE/ INDUSTRIAL UNIT

## 55,670 SQ FT

### Unit 16 Thames Gateway Park, Dagenham RM9 6RH



## KEY HIGHLIGHTS

- Modern warehouse unit
- Fully fitted with racking (can be removed)
- 10m clear internal height
- Secure estate
- 4 level access loading doors
- 6 dock level loading doors
- Fully fitted office space
- 33m yard depth
- Potential for secure yard
- BREEAM 'Very Good'



For more information please contact:

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#### DESCRIPTION

The unit comprises a 55,670 sq ft industrial unit offering 52,542 sq ft of warehouse and 3,128 of first floor office space.

The warehouse benefits from 10m clear internal height, level access and dock loading doors and 3-phase electricity, whilst the office spec includes suspended ceilings, raised access flooring and shower/WC facilities.

The unit is currently fitted out with racking throughout (which can be removed). Further details available on request.

#### LOCATION

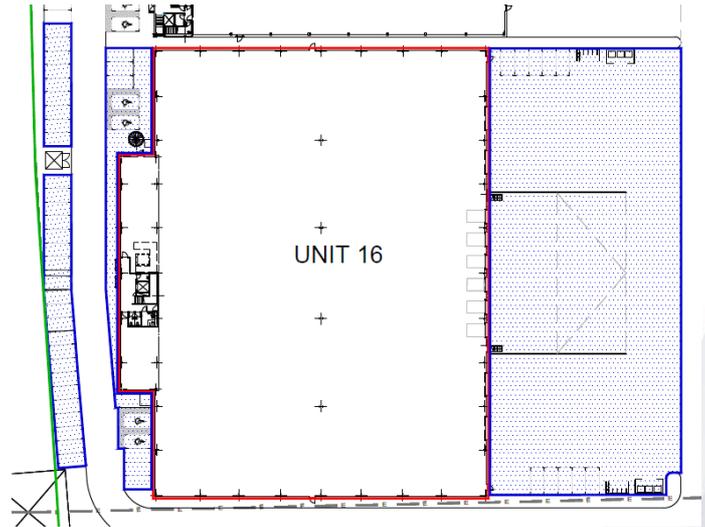
Thames Gateway Park is situated off the Goresbrook Interchange at Dagenham Dock on the A13(T) dual carriageway midway between M25 Junctions 30 / 31 and the City of London. It adjoins Dagenham Dock station and a bus terminus.

Local occupiers include Eddie Stobart, Hovis, Wolseley, DPD, Fresh Direct, Bunzl, JJ Foods and K&N.

TRANSPORT	DISTANCE	DRIVE TIME
Barking Rail Station	4 miles	6 mins
North Circular (A406)	4 miles	6 mins
London City Airport	7 miles	9 mins
M25	8 miles	10 mins
Dartford River Crossing	9 miles	12 mins
City of London	12 miles	18 mins
London Gateway	16 miles	20 mins

Source: Google Maps

#### FLOOR PLAN



#### BUILDING ACCOMMODATION (GEA)

	SQ M	SQ FT
Warehouse	4,881	52,542
FF Offices	291	3,128
<b>TOTAL</b>	<b>5,172</b>	<b>55,670</b>

#### EPC

Available on request.

#### TERMS

Property is available by way of sub-lease or assignment. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

#### VAT

All prices and outgoings are exclusive of but may be liable for VAT.

#### LEGAL COST

Each party is to be responsible for their own legal

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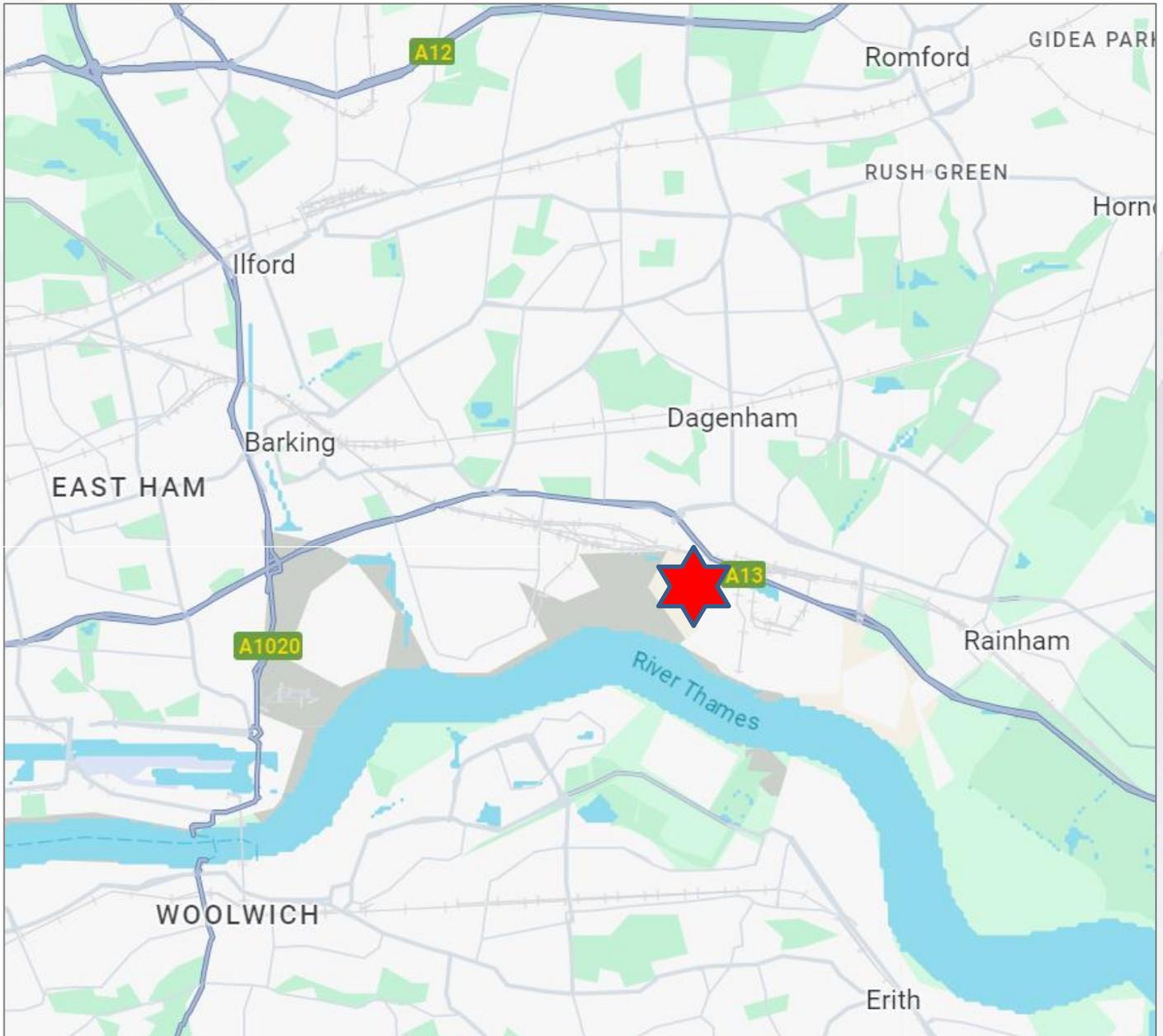
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