





Hindmans Way, Dagenham, RM9 6LN

Investment opportunity with approximately 6 years remaining on the existing lease.

Westwood Leber are pleased to offer for sale Unit H at OYO Business Units, Hindman Ways, RM9 6LN, a well-positioned commercial unit currently let to an established tenant, providing an attractive opportunity for investors seeking an income-producing commercial property.

The property is occupied under a 7-year lease, with approximately 6 years remaining, and benefits from a 5-year break clause. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, providing the landlord with greater flexibility at the end of the contractual term.

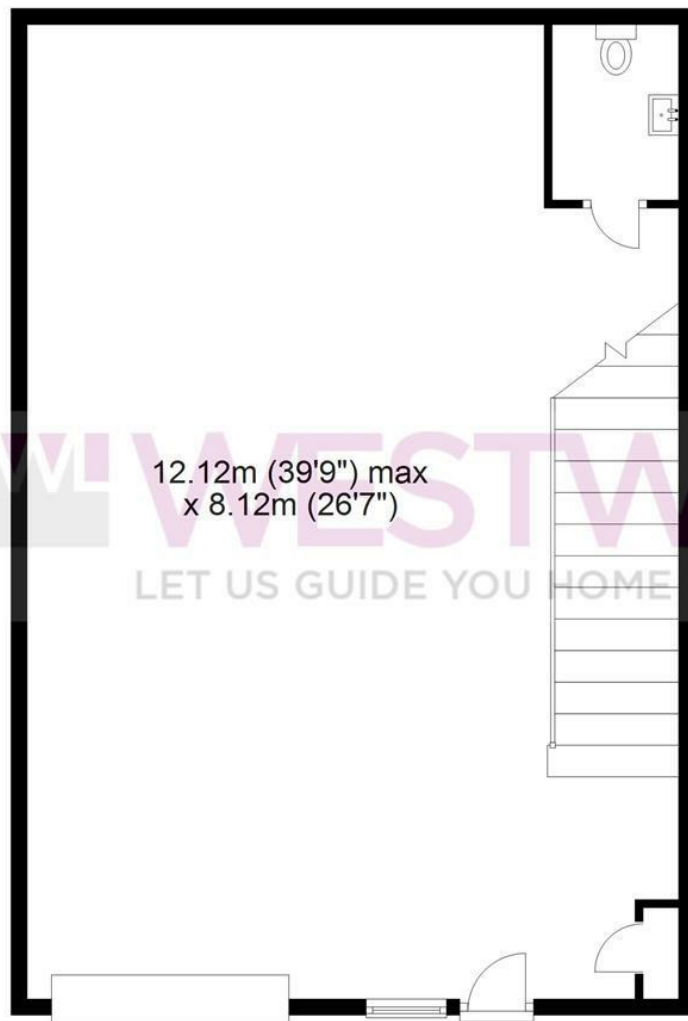
The lease is on a fully repairing and insuring (FRI) basis, with the tenant responsible for the repair and insurance obligations associated with the premises, providing the landlord with a straightforward investment structure.



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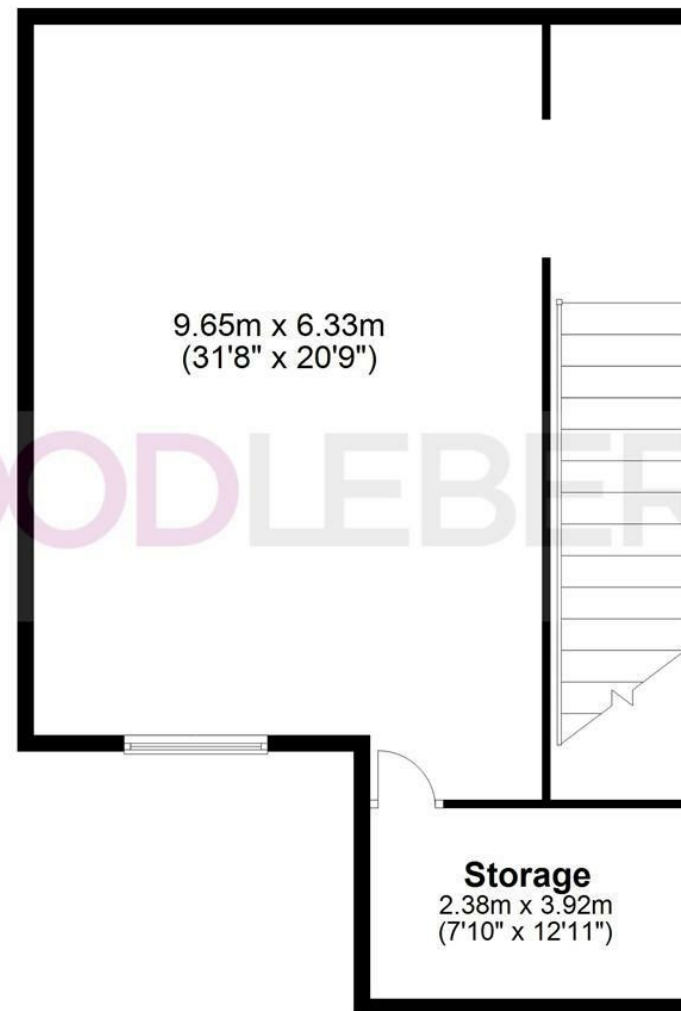
Ground Floor

Approx. 98.4 sq. metres (1059.0 sq. feet)



Mezzanine

Approx. 84.6 sq. metres (911.1 sq. feet)



Total area: approx. 183.0 sq. metres (1970.1 sq. feet)

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Plan produced using PlanUp.

