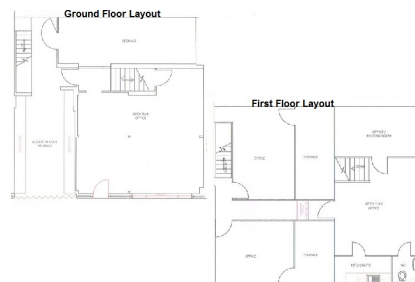


## GIA 2,068sq ft (192.2sq m) industrial/warehouse unit with high office content on popular estate

### For Sale



Unit 7 Midas Business Centre  
Wantz Road  
Dagenham RM10 8PS

#### DESCRIPTION:

**Unit 7** is a two storey industrial/warehouse unit located at the rear of the Business Centre totaling about 2,068sq ft (192.2sq m) which has the benefit of high quality air conditioned offices with suspended ceilings. The ground floor offers a large open plan carpeted office with a pedestrian door. The goods in/out area has a shutter door and there is a separate storage area. The partition walls between the office and the storage area could be removed if a larger ground floor warehouse/storage/industrial area is required. The first floor, accessed by two separate staircases, comprises four separate offices, kitchenette and WC. EPC to be commissioned.

**SALE:** £290,000 plus VAT if applicable

**RATEABLE VALUE:** £18,500 payable 2017/18 £8,621 at national multiplier of 46.6p in the pound

**APPROXIMATE SIZE:** 2068 sq ft (192.2 sq m) GIA for ground and first floor.

#### LOCATION:

The Midas Business Centre is situated on Wantz Road, Dagenham which is a turning off Oxlow Lane lying between Rainham Road South and Heathway. There is good access to both the A13 and A12. To the west the A13 connects up to the M11/A406 link and to the east the A12/A127 connects to the M25.

#### TERMS AND CONDITIONS:

The premises is available for sale freehold with vacant possession.

#### PARKING:

There is allocated parking for the unit.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs.

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Viewing by appointment