

Unit 1a Kemp Road, Chadwell Heath Industrial Park, Dagenham, RM8 1SL



Unit with offices approx. 1,300 sq ft (120.9 sq m)

FOR SALE

- Roller shutter loading door
- Double glazing
- Kitchen/toilets
- Alarm/CCTV
- 1 parking space

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

Location

The property forms part of an established and popular industrial estate lying approximately 3 miles to the south of the A12. Chadwell Heath Train Station is only 1 mile away, providing a service to London (Liverpool Street) in approx. 25 minutes.

The property

The property is arranged over two levels. The ground floor comprises storage and offices, toilets and kitchen whereas the first floor provides further offices. Double glazing and electric wall mounted heating is fitted. The unit also features CCTV and an alarm system.

Externally, one car parking space is available.

Accommodation

The approximate gross internal floor area is:

Ground floor	823 sq ft	27.72 sq m
1 st floor office	485 sq ft	45.11 sq m
Total	1,300 sq ft	120.9 sq m

Tenure

Freehold for sale with vacant possession.

Figures

For Sale at £225,000, subject to contract. A service charge is payable towards communal 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. An undertaking/deposit is required that the buyer will pay the Vendor's legal costs if the buyer withdraws prior to completion.

Energy Performance Certificate

The EPC rating is E102.

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.

Business Rates

The Rateable Value is £8,500.
Under current Small Business Rate Relief Rules, no Business Rates are payable.

Enquiries/viewing

Please contact Branch Associates on 01708 860696/ 07775 804842 or jb@branchassociates.co.uk



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