

Unit 1 Pollyte Works, Wantz Road, Dagenham, RM10 8PS



Unit approx 1,518 sq ft (141 sq m) with
Mezzanine approx. 487 sq ft (45.2 sq m)
For Sale

- 1st floor office
- End terrace corner position
- Roller shutter loading door (approx. 2.9 x 2.6m)
- Eaves beneath mezzanine approx 2.7m
- Ladies/gents toilets

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

Location

The property forms part of an established and popular industrial estate lying to the south of Oxlow Lane, roughly equidistant between the A12 and A13. Chadwell Heath Train Station is around 3 miles distant providing a service to London (Liverpool Street) in approx 25 minutes. Dagenham Heathway (District Line) is only approximately 1 mile away.

The property

An end terrace unit of steel frame construction with brick/block elevations beneath a North lit roof. Internally, the unit provides ground floor ladies and gents toilets together an office at first floor and storage mezzanine within the roof truss area.

A roller shutter loading door provides access and opens onto a communal roadway. The property includes two car spaces.

The Estate is protected by electric gates which close automatically after hours with access via a fob system.

Accommodation

The approximate gross internal floor area is:

Ground floor	1,436 sq ft	133 sq m
1 st floor office	82 sq ft	7.6 sq m
Total	1,518 sq ft	141 sq m
Mezzanine	487 sq ft	45.2 sq m

Tenure

Freehold for sale with vacant possession on completion.

Figures

£330,000. Communal management costs are payable on an ad hoc basis.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

The EPC rating is E115.

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 (2017) is £10,000, making the Rates Payable nil (17/18) if the ingoing party qualifies for full small business rate relief.

Enquiries/viewing

Please contact the Vendor's sole agent Branch Associates. 01708 860696 / 07775 804842 or jb@branchassociates.co.uk

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

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