

To Let

1st floor offices

Approx. 1,000ft² (92.9m²) gia



**All inclusive rent
No VAT applicable**



Unit 7 Midas Business Centre Wantz Road Dagenham RM10 8PS

DESCRIPTION:

Unit 7 is located at the rear of the Business Centre. The available accommodation, totalling approx. 1,000ft² (92m²) is located on the first floor. The offices are of a high quality, air conditioned, with suspended ceilings and also benefit from a separate alarm for the floor. The building has CCTV at the front. The premises comprises of four separate rooms plus kitchenette and WC. There is independent access to the suite. The EPC rating is E: 111.

Available now – ideal for a small or new business

RENT: £1,250 pcm all-inclusive rent (no VAT)

APPROXIMATE SIZE: 1,000ft² (92.2m²) GIA – 1st floor office suite

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:

Available on inclusive terms for a minimum of 12 months at £1,250pcm (which covers rent, business rates, electricity, heating, buildings insurance, maintenance and cleaning of common parts). Tenant to be responsible for installing their own phone/data line. Payable monthly in advance by standing order. A £1,250 rent deposit is required and will be held by the Landlord.

PARKING:

There is allocated parking for the unit.

LEGAL COSTS:

Tenant to be responsible for £150 plus VAT (where applicable) Licence administration charge



204 New London Road Chelmsford Essex CM2 9AB

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars. All negotiations to be conducted through Robert Dewar Associates. VAT CLAUSE. Unless otherwise stated all prices and rents are quoted exclusive of VAT