

## 9 Midas Business Centre, Wantz Road, Dagenham, RM10 8PS



Unit approx 1,830 sq ft (170 sq m)  
**FREEHOLD FOR SALE**

- Offices
- Toilets & kitchen
- Gas & 3-phase
- On site parking
- Gas heating
- Alarm

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

A mid terrace unit including ladies/gents toilets, kitchen and rear mezzanine forming two offices/additional storage. There is an access height restriction of 8ft 6 ins.

Designated parking is present within a car park to the rear.

## Accommodation

The approximate gross internal floor area is:

Ground floor	1,450 sq ft	135 sq m
1 <sup>st</sup> floor	380 sq ft	35 sq m
<b>Total</b>	<b>1,830 sq ft</b>	<b>170 sq m</b>

## Tenure

Freehold for sale with vacant possession.

## Figures

**£275,000**, subject to contract.

## Legal costs

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

## Energy Performance Certificate

The EPC rating is E124.

## 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 (2015) is £10,250. Subject to certain requirements for small business rate relief, the business rates payable will be nil. Interested parties are advised to satisfy themselves in this respect.

## Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696/ 07775 804842 or [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)

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