

Unit L5 Kemp Road, Chadwell Heath Industrial Park, Dagenham, RM8 1SL



Unit approx 1,450 sq ft (134 sq m)

Garage store approx 250 sq ft (23 sq m)

Private car park approx 780 sq ft (72.5 sq m)

FOR SALE

- 1st floor office/toilet
- Electrically operated loading door
- 3-phase power
- Eaves approx 3.5m (Apex – approx 5.1m)
- Motor mechanic/paint shop consent

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

An end-terrace unit of concrete portal frame construction with elevations of blockwork and brickwork beneath a pitched corrugated asbestos roof. Internally, an office, kitchen and toilet are located at first floor level. An electrically operated loading door provides access.

Adjacent the unit is a garage extension providing further storage.

There is also the benefit of a private car park.

Accommodation

The approximate gross internal floor area is:

Ground floor	1,250 sq ft	116 sq m
1 st floor	200 sq ft	44 sq m
Total	1,450 sq ft	134 sq m
Garage/store	250 sq ft	23 sq m
Private car park	780 sq ft	72.5 sq m

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 in the process of being prepared.

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.

Agent's Note

We have not perused a copy of the planning consent and interested parties are advised to satisfy themselves in this respect.

Business Rates

The Rateable Value (2010) is £8,600pa, making the Rates Payable £1,800 pa (16/17) including small business rate relief. Interested parties are advised to satisfy themselves fully in this respect.



Enquiries/viewing

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

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