

Unit J1, Chadwell Heath Industrial Park, Kemp Road, Dagenham, RM8 1SL



Unit approx. 7,621 sq. ft. (708.75sq m)

FOR SALE * PRICE REDUCED *

- 8 car spaces on site
- Mezzanine
- 3-phase power/gas
- Eaves approx. 4.0m/Max 6.0m
- Private loading forecourt
- Gas heater/sodium lighting

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

A self-contained unit of steel frame construction with brick/blockwork elevations beneath a pitched corrugated asbestos roof. Internally, there are offices, two toilets and two mezzanine areas. A loading door/pedestrian door to the front open onto a private forecourt/parking area. Eight car spaces are allocated elsewhere on site.

Accommodation

The approximate gross internal floor area is:

Ground floor	6,475 sq ft	601.8 sq m
Mezzanine	1,146 sq ft	106.5 sq m
Total	7,621 sq ft	708 sq m

Tenure

Freehold for sale with vacant possession.

Figures

Offers in excess of £600,000, 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.

Energy Performance Certificate

The EPC rating is E125.

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 (2010) is £25,500, making the Rates Payable £12,673.50 pa (16/17).

Enquiries/viewing

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

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