

Unit K1, Chadwell Heath Industrial Park, Kemp Road,
Dagenham, RM8 1SL



Unit approx. 2,681 sq ft (249 sq m)

FOR SALE

- 1st floor office
- Mezzanine
- 3-phase power/gas
- Maximum eaves approx. 4.75m
- Private loading forecourt
- “Reznor” heater/fluorescent 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 and a toilet (partly completed) at first floor level, together with gents/ladies toilets to ground floor. There is a mezzanine storage area to the rear of the unit. A loading door/pedestrian door to the front open onto a private forecourt/parking area.

Accommodation

The approximate gross internal floor area is:

Ground floor	1,723 sq ft	160 sq m
1 st floor	220 sq ft	20 sq m
Mezzanine	738 sq ft	69 sq m
Total	2,681 sq ft	249 sq m

Tenure

Freehold for sale with vacant possession.

Figures

£275,000, 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 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.

Business Rates

The Rateable Value (2010) is £10,750, making the Rates Payable £5,203 pa (16/17), less Small Business Rates Relief (if applicable).

Enquiries/viewing

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

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