

3 Pollyte Works, Wantz Road, Dagenham, RM10 8PS



Unit approx 1,628 sq ft (151 sq m) To Let/For Sale

- Suitable for the car trade/accident repairs
- Office
- Toilets & kitchen
- Gas & 3-phase
- On site parking
- Eaves approx 3.3m

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 of steel frame construction with brick/block elevations beneath a lined North lit roof. Internally, the unit provides ground floor toilet together with kitchen, store and offices at first floor.

A roller shutter loading door provides access and opens onto a communal roadway and parking area, where 3 car spaces are available.

The unit is fitted out for accident repairs. Fixtures including a Dolby Oven and Datona "Spanesi" jig are available by separate negotiation.

Accommodation

The approximate gross internal floor area is:

Ground floor	1,412 sq ft	131 sq m
1 st floor	216 sq ft	20 sq m
Total	1,628 sq ft	151 sq m

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed incorporating static or upward only rent reviews every 3 years. Alternatively, freehold for sale with vacant possession on completion.

Figures

£16,750 per year exclusive, subject to contract and exclusive of Vat (if applicable). The freehold is available at **£240,000**. Communal maintenance costs are payable on an ad hoc basis.

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 £8,800, making the Rates Payable £4,259.20 pa (16/17), less small business rate relief, if applicable.



Enquiries/viewing

01708 860696 or jb@branchassociates.co.uk

Maldon Office | 01621 929568 Thurrock Office | 01708 860696 Mobile | 07775 804842

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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