



CLASS E UNIT TO LET IN DAGENHAM

**3 WEYLOND ROAD, DAGENHAM,
ESSEX, RM8 3AB**



Location:

The subject property occupies a prominent position on Weylond Road in Dagenham on a parade of 22 units, within a well-established and densely populated area. The property has recently been refurbished and benefits from a roller shutter frontage. Chadwell Heath Station (Elizabeth Line) is located nearby.

Nearby occupiers include Post Office, Spar and Brooks Pharmacy. In addition to a mix of well-established independent tenants.

Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

Ground Floor: 423 sq. ft. (39.30 m²)

External Store: 112 sq. ft. (10.41 m²)

The unit also benefits from a rear yard/garden.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£15,000 per annum exclusive

Lease:

The premises are available by way of a new lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

