

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**GROUND FLOOR
COMMERCIAL UNIT
TO LET**

**234a OXLOW LANE
DAGENHAM RM10 7YX**

79 sq.ft. (7.3sq.m.)

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

The property forms part of an established mixed use parade on the south side of Oxlow Lane close to the junction with Hunters Hall Road. Dagenham Heathway underground station (District Line Zone 5) is approximately 1 mile from the building providing convenient access to the City and West End.

Accommodation

Available accommodation comprises of a small ground floor commercial unit with window frontage most recently used as a minicab offices for many years. A demised WC is accessed externally at the rear. The unit is in reasonable decorative order and has an approximate floor area of 79 sq.ft. (7.3 sq.m.).

Tenure

Leasehold. The unit is available by way of a new lease long or short term directly from the Freeholder. Rent upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates

Interested parties are advised to make their own enquiries.

Legal costs

Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

EPC

To be advised.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via Freeholders sole agents.

