

Low Rent Incentive

New Industrial Unit

**Ground Floor
5683 ft² (527 m²)**

TO LET

Incentive Rent -£40,000 pax (£7psf)

Fire & Intruder Alarms

Shared Forecourt Parking

Viewing Highly Recommended

WC's

Unit H4

Chadwell Heath Ind Estate

Kemp Road Dagenham RM8 1SL



Location

Situated in Chadwell Heath Industrial Park, Kemp Road which is directly of Valence Avenue which leads onto High Road (A118) or Parsloes Avenue/Dagenham Heathway in the other direction. Chadwell Heath provides easy access to Romford, Goodmayes, Seven Kings and Ilford. Dagenham has good road links to Barking and Rainham and the A13. The nearest station is Chadwell Heath overground station.

Accommodation

Comprising a large light industrial/Storage unit

Ground Floor **5683 ft²** **(527 m²)**

Terms

By way of a new Fri lease, flexible terms to be agreed

Rent

£40,000 pax (£7psf)

Service Charge

£300 pcm per floor

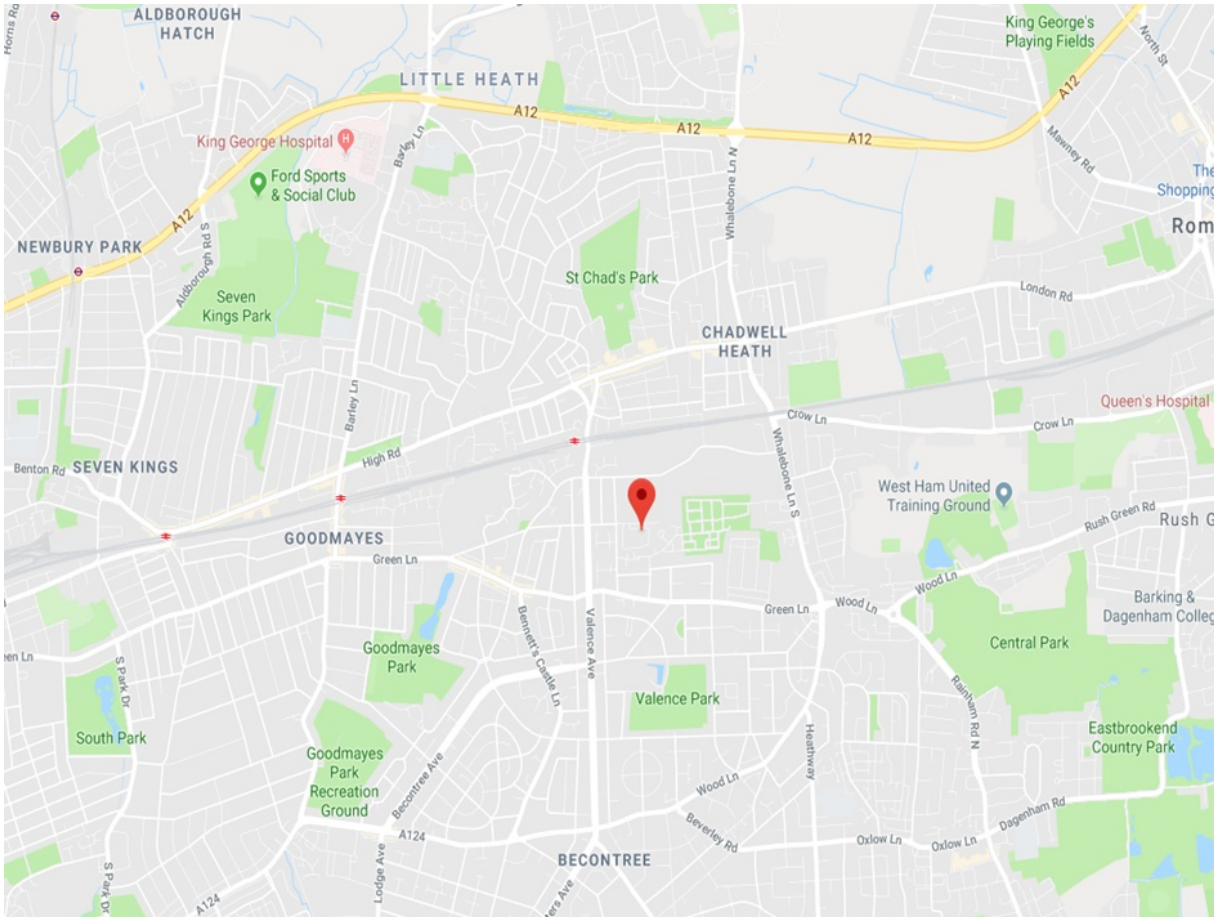
Electric Shutters

Fire & Intruder Alarms

Shared Forecourt Parking

WCs





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Legal Costs

The ongoing tenant to pay a contribution of £1500 + VAT towards the LL legal costs.

Business Rates

Business to be assessed.

Interested parties should make their own enquires via the Local Authority or Valuation Office

www.voa.gov.uk

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Viewing Highly Recommended

Strictly by appointment via sole agents

Jason Grant

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