

Low Rent Incentive

**Newly Constructed
Large Industrial Unit**

TO LET

5683 ft² (527 m²) to 18449 ft² (1713 m²)

Individual Floors or
Entire Building Available
Goods (2 ton) Lift
Passenger Lift
Electric Shutters
Fire & Intruder Alarms
WCs per floor
Forecourt Parking

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 or 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 arranged over 3 floors.

Rental Options

Ground Floor only	5683 ft ²	(527.97 m ²)	£40,000 pax (£7psf)
First Floor only	6383 ft ²	(593 m ²)	£30,000 pax (£4.70psf)
Second Floor only	6383 ft ²	(593 m ²)	£30,000 pax (£4.70psf)
Whole Building	18449 ft ²	(1713.97 m ²)	£100,000 pax (£5.42psf)

Terms

Available as a whole or separately per floor by way of a new Fri lease, term to be agreed

Service Charge

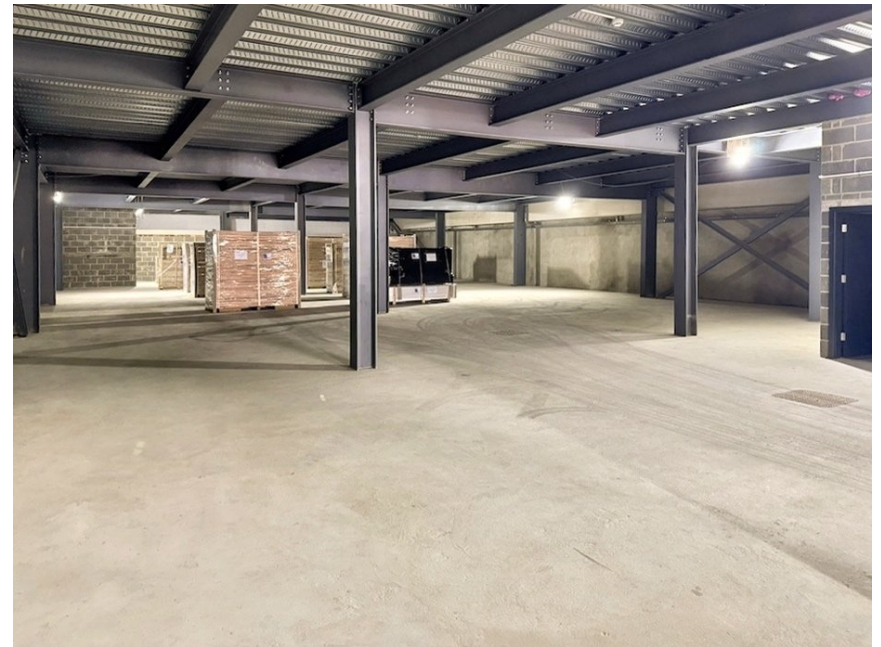
£300 pcm per floor

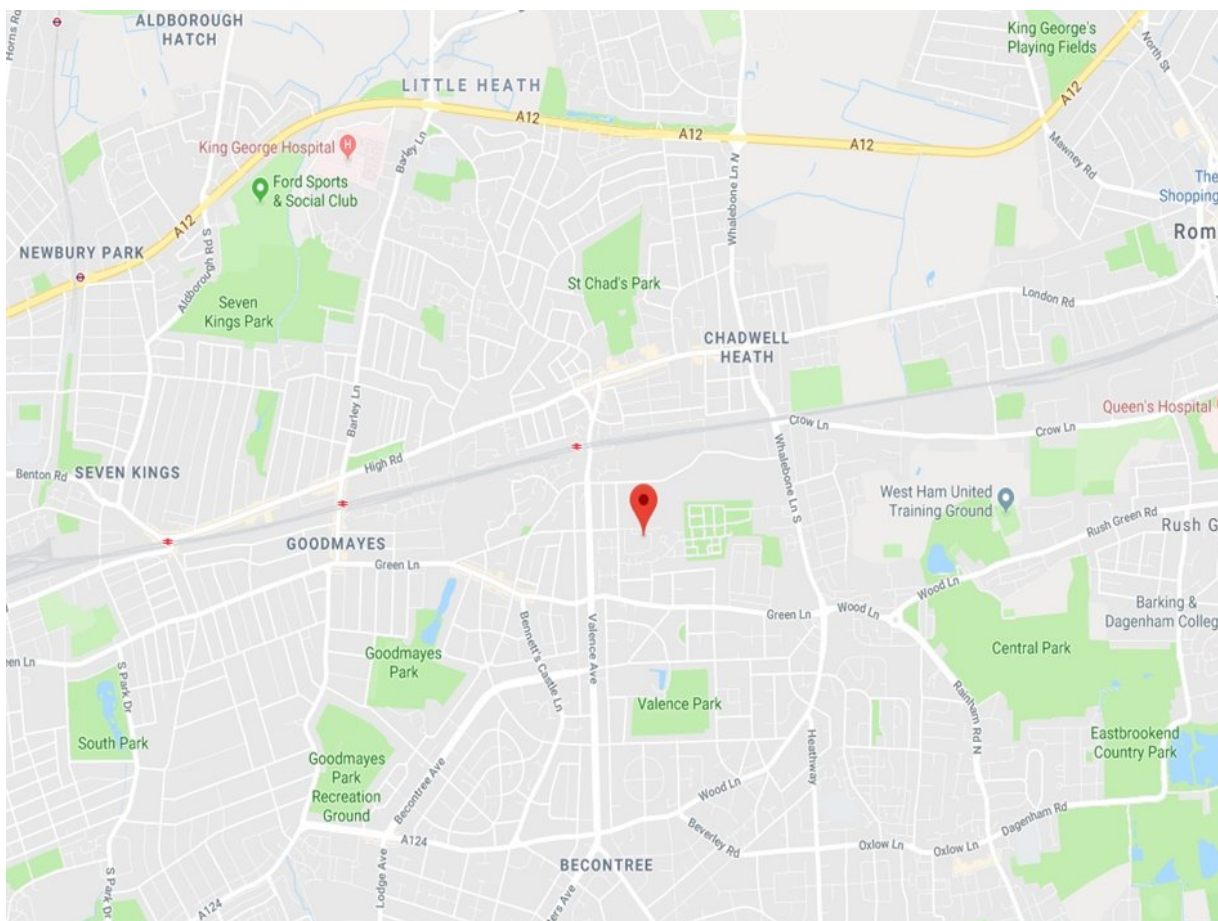
Goods (2 ton) Lift
 Passenger Lift
 Electric Shutters
 Fire & Intruder Alarms
 WCs per floor
 Forecourt Parking

Legal Costs

The ongoing tenant to pay a contribution of £1500 + VAT towards the landlords 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.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is non-refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing Highly Recommended

Strictly by appointment via Agents
Jason Grant
020 8506 9900 020 8506 9905
jason@countrywidecomm.co.uk

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