



13a Dagenham Business Centre, Dagenham, RM10 7FD

Ground and 1st floors available within a former B1 Unit now classified under E class situated within the Dagenham Business Centre.

- Breeam Excellent Rating
- Suitable for a variety of commercial uses / offices
- Gate and secure estate (with 24 hour access)
- 2 bespoke parking spaces
- Good transport links
- Competitive rent

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	925 sq ft
Rent	£23,000 per annum exclusive
Rates Payable	£7,320 per annum Future Rateable Value (from 1 April 2026)
Rateable Value	£15,250
EPC Rating	B (47)

Description

The subject property benefits from a high quality fit-out throughout to include glass partitions, offices ground floor WC, tiled floors, natural lighting, fitted kitchen, and WC. The property has ample light, double door access from front, with 1 electrical and water supply. There is a forecourt car parking space bespoke to the unit with an additional parking space included.

Location

Dagenham Business Centre is located on Rainham Road North (A112) between Bull Lane and Frizlands Lane, close to its junction with Wood Lane (A124). Rainham Road North leads to New Road (A1306) via Ballards Road (B178). New Road links with the A13 arterial road, thus providing easy access into Central London, The North Circular Road (A406) and M11 Motorway to the west and the M25 Motorway (Junction 30) to the east. Directions from stations Chadwell Heath Station (Liverpool Street – Shenfield Line and will also form part of the Crossrail Route), Dagenham East Station (District) and Dagenham Heathway Station (District) are all within approximately a 15 minute walking distance of the business centre. Numerous bus routes also pass the centre on the Rainham Road North.

Viewings

Strictly by appointment through the sole agent.

Lease

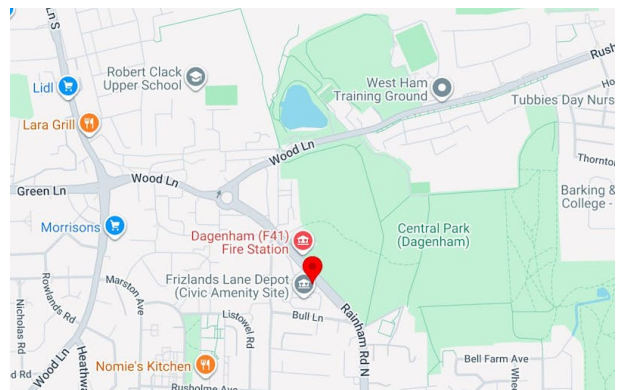
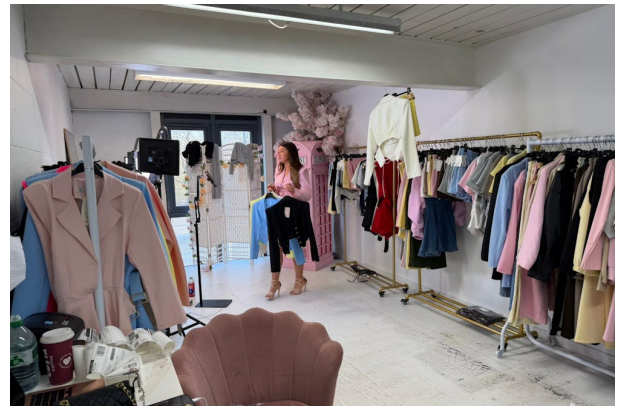
A New Full Repairing and Insuring Lease available inside the 1954 Act with length of term to be agreed.

Service charge

Approximately £1000 per annum (to cover CCTV, building insurance, general estate maintenance and cleaning).

Legal costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.



Viewing & Further Information

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