



Location

Thames Gateway Park is situated off the Goresbrook Interchange at Dagenham Dock on the A13 dual carriageway midway between M25 junctions 30 / 31 and the City of London. It adjoins Dagenham Dock station and a bus terminus.

Thames Gateway Park is located in a premier distribution location, opening up the UK and mainland Europe.

Huge investment in road, rail and air transport has provided the connectivity needed to support business growth, with 30% of the UK population accessible by road within 2 hours and most major European markets within 1 days drive.

Description

Salient points include:

- 3 ground level loading doors
- 33m yard depth
- 8m clear internal height

- 37.5kN/m³ floor loading
- Office heating and cooling system
- 27 car parking spaces
- Potential for secure yard

Accommodation

Gross external areas are as follows:

	Sq ft	Sq m
Warehouse	19,058	1,770.5
Office	2,212	205.5
	21,270	1,976.04

Tenure

Leasehold

Rent/Terms

On application

Business rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The property benefits from B2/B8 use.

EPC

Awaiting new assessment.

VAT

VAT if applicable will be charged at the standard rate.

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For further information or to request a viewing, please contact:

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Highlights



Gross External Area
21,270 sq ft



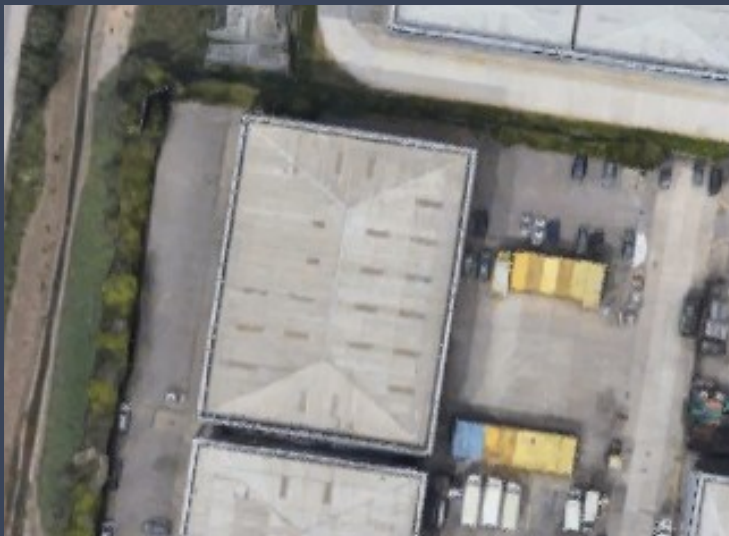
Annual Rent
On application



EPC Rating
Awaiting assessment



Yard depth
c. 33m



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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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