

# PRE-LET OPPORTUNITY

BENEATH NEW 78 BEDROOM TRAVELODGE HOTEL

4,500sqft with on-site Car Parking

A VARIETY OF USES WILL BE Considered (Subject to Planning)

RAINHAM ROAD SOUTH, DAGENHAM, RM10 7XS





New 78 Bedroom  
Travelodge Hotel



& Vacant Ground Floor

New Marston's Pub

Dagenham Studios

Part of Sanofi Regeneration Programme to  
Include Science & Business Park.

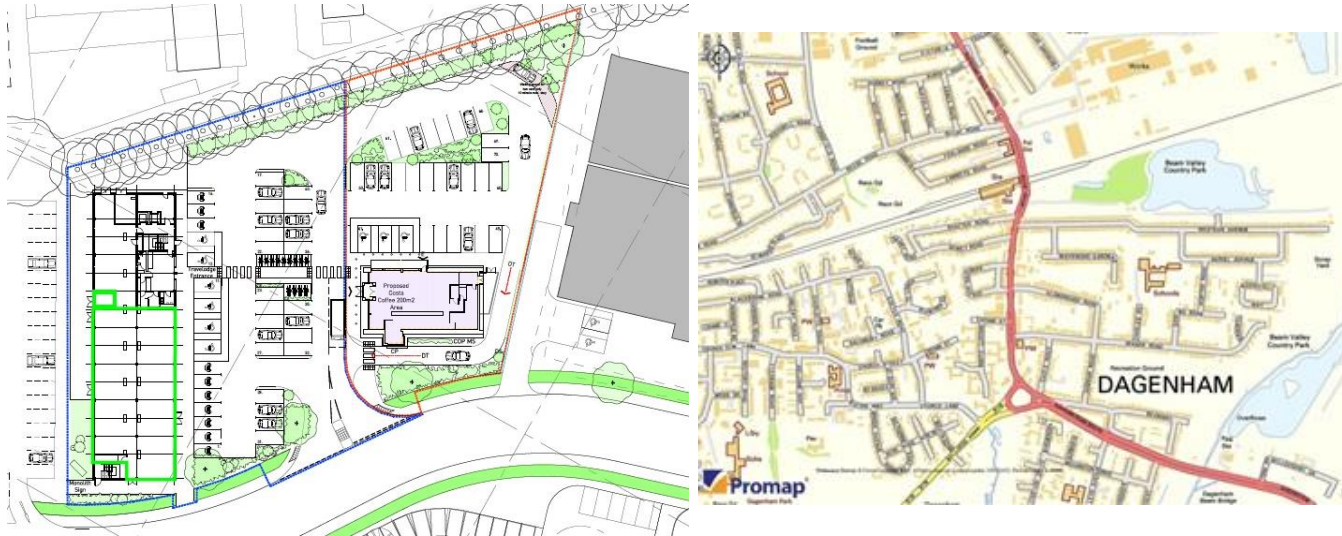
Includes new Academy by ELUTEC  
with capacity for 600 pupils.

DAGENHAM EAST  
STATION



# RAINHAM ROAD SOUTH

## DAGENHAM, RM10 7XS



The wider area is benefiting from significant investment with a £100m set aside for the proposed Dagenham film and TV studios covering a complex of 22 acres.

This new commercial opportunity will have prominent frontage and will be located within the London East Science & Business Park beneath a new 78 bedroom Travelodge Hotel.

The building is close to Marstons family restaurant together with various community leisure activities, manufacturing facilities and approximately 17 acres of research and development nearby.

The unit will be located on the ground floor and totalling approximately 4,500sqft and benefiting from excellent road side signage opportunities and 40 shared car parking spaces on site.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### Lease:

A new lease is available, direct from the landlord, on a term to be agreed.

### Rent:

£25 per sqft

### Service Charge:

Budget 2019/2020: To be confirmed.

### Business Rates:

London Borough of Barking & Dagenham

Interested parties are advised to make their own enquiries with the Local Authority.

### EPC Title:

TBC

### Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

### Viewing:

Strictly by appointment with sole agents

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