

Unit 4, Thames Gateway Park, Dagenham, Essex RM9 6RH



INDUSTRIAL / WAREHOUSE UNIT TO LET

15,912 sq ft (1,478.21 sq m)

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

The property comprises a modern end of terrace steel portal frame warehouse with front feature glazed wall entrance and offices at first floor. The warehouse has 2 level loading doors accessed off a yard area to the rear. The property benefits from B2/B8 use.

Key Benefits

- ✓ 2 ground level loading doors
- ✓ 33m yard depth
- ✓ 8m clear internal height
- ✓ 37.5 kN/m³ floor loading
- ✓ Office heating and cooling system
- ✓ 20 car parking spaces
- ✓ Potential for secure yard



Collingwood House, Schooner Court, Crossways Business Park, Dartford, DA2 6QQ

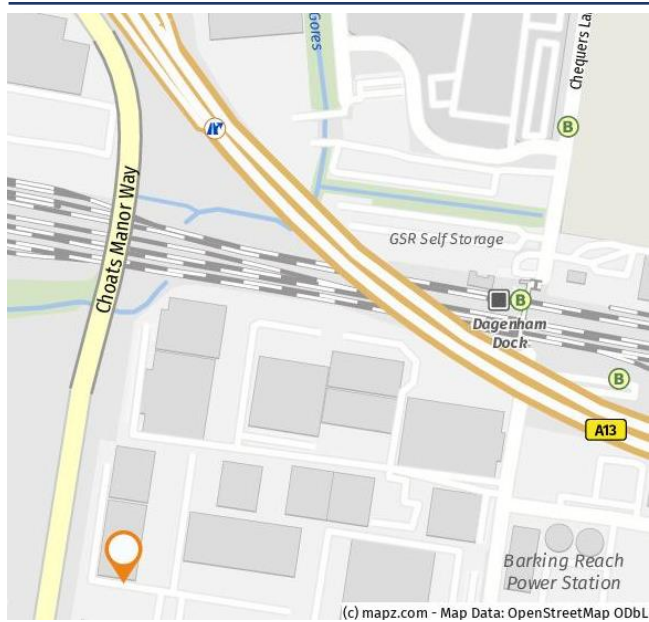
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Location Plan



Accommodation (approx. GEA)

	SQ FT	SQ M
Warehouse	14,187	1,317.98
Office	1,725	160.23
Total	15,912	1,478.21

Terms

The property is available by way of a new lease on terms to be agreed.

Rent

On application.

VAT

VAT will be charged at the standard rate.



Business Rates

We understand the Rateable Value is £99,500 however interested parties should make their own enquiries with Barking & Dagenham Local Authority to verify this information.

Legal Costs

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

EPC

Awaiting new assessment.

For further information contact:

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