

To Let

On behalf of London Borough of Barking & Dagenham

**Open storage yard extending to 0.15 acres (6,685 sq.ft.)
with administration buildings of 604 sq.ft. & 109 sq.ft.**



**788 Dagenham Road, Dagenham, Essex
RM10 7UB**



86 Market Place,
Romford,
Essex, RM1 3HQ

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Location The property is located on the north side of Dagenham Road, a short distance to the east of its junction with Rainham Road South and Oxlow Lane.

Description & Accommodation A secure level yard with two single storey administration buildings located at the front of the site. The administration buildings provide office, kitchen, toilet and shower facilities. The premises afford the following approximate areas:

Site Area:	0.15 acres	6,685 sq.ft.	621 sq.m.
Main Administration Building:		604 sq.ft.	56 sq.m.
Ancillary Building:		109 sq.ft.	10 sq.m.

Terms The property is available on a new full repairing and insuring lease, for a length of term to be agreed, at a rent of £21,500 per annum, exclusive of other outgoings. The lease will be “contracted out” of the security of tenure provisions of the Landlord & Tenant Act 1954.

VAT We understand that VAT is not payable on the rent.

Business Rates The property has been assessed as having a rateable value of £15,750. Interested parties should verify the business rates payable by contacting the Business Rates Department London Borough of Barking and Dagenham.

EPC An Energy Performance Certificate is to be commissioned and will be made available to interested parties.

Legal Costs The ingoing tenant is to be liable for both its own and the landlord’s legal costs. The landlord’s costs will be £1,750.

Further Information Via sole agent Hilbery Chaplin:
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