

**Low Rent Incentive**

**New Industrial Unit**

**First Floor  
6383 ft<sup>2</sup> (593 m<sup>2</sup>)**

**TO LET**

**Low Rent at £35,000 pax (£5.48 psf)**  
2 Ton Goods Lift  
Passenger Lift  
Electric Shutters  
Fire & Intruder Alarms  
Shared Forecourt Parking  
Viewing Highly Recommended  
WC's

Unit H4  
Chadwell Heath Ind Estate  
Kemp Road Dagenham RM8 1SL



### Location

Situated in Chadwell Heath Industrial Park, Kemp Road which is directly off Valence Avenue which leads onto High Road (A118) or Parsloes Avenue/Dagenham Heathway in the other direction. Chadwell Heath provides easy access to Romford, Goodmayes, Seven Kings and Ilford. Dagenham has good road links to Barking and Rainham and the A13. The nearest station is Chadwell Heath overground station.

### Accommodation

Comprising a large light industrial/Storage unit

First Floor            **6383 ft<sup>2</sup>**            **(593 m<sup>2</sup>)**

### Terms

By way of a new Fri lease, flexible terms to be agreed

### Rent

**£35,000 pax (£5.48 psf)**

### Service Charge

£3,600 pa

### Building Insurance

£4,000 pa

Goods (2 ton) Lift

Passenger Lift

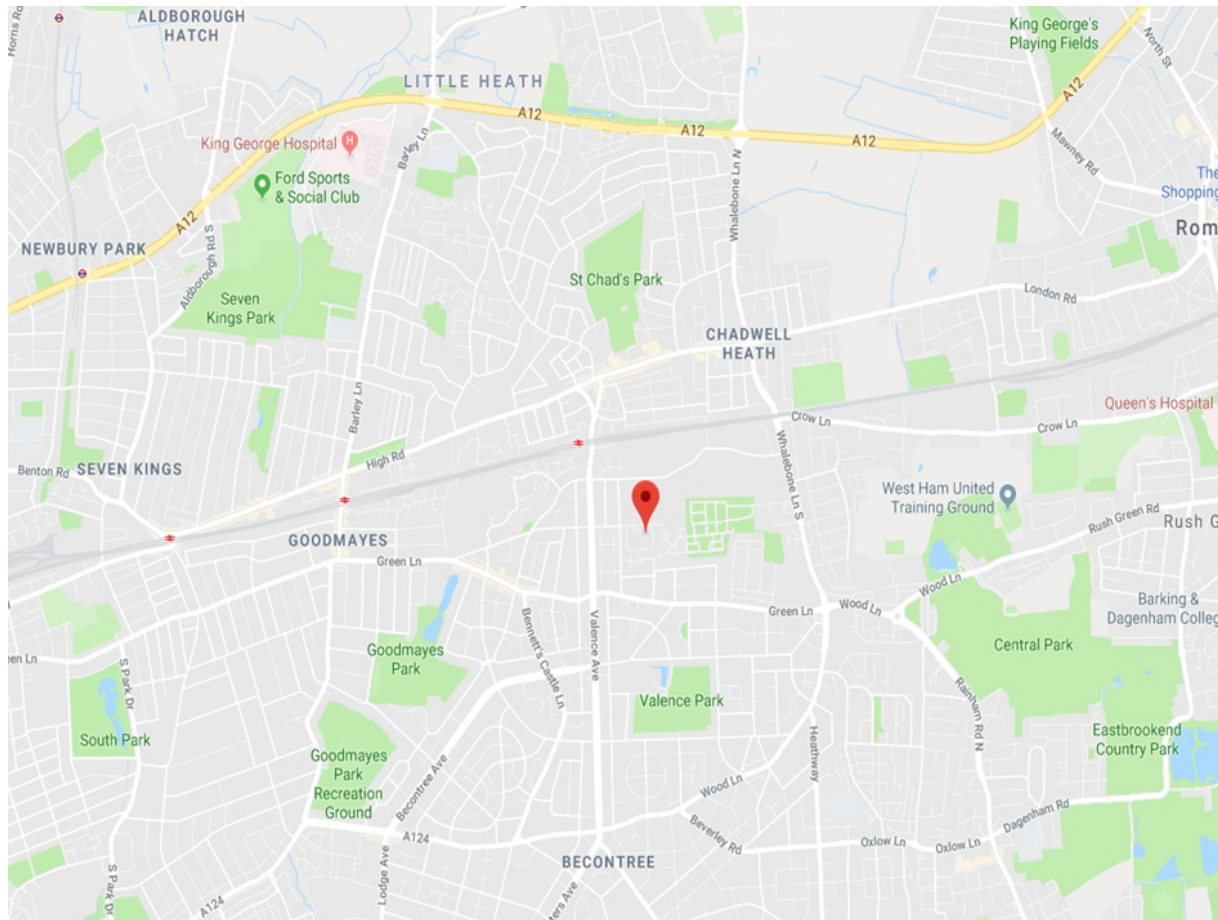
Electric Shutters

Fire & Intruder Alarms

WCs per floor

Shared Forecourt Parking





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

### Legal Costs

The ongoing tenant to pay a contribution of £1500 + VAT towards the LL legal costs.

### Business Rates

Business to be assessed.

Interested parties should make their own enquires via the Local Authority or Valuation Office

[www.vo.gov.uk](http://www.vo.gov.uk)

### Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

### Viewing Highly Recommended

Strictly by appointment via sole agents

Jason Grant

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