

Freehold for Sale

Former Vehicle Maintenance Facility, Wantz Road, Dagenham, RM10 8QP

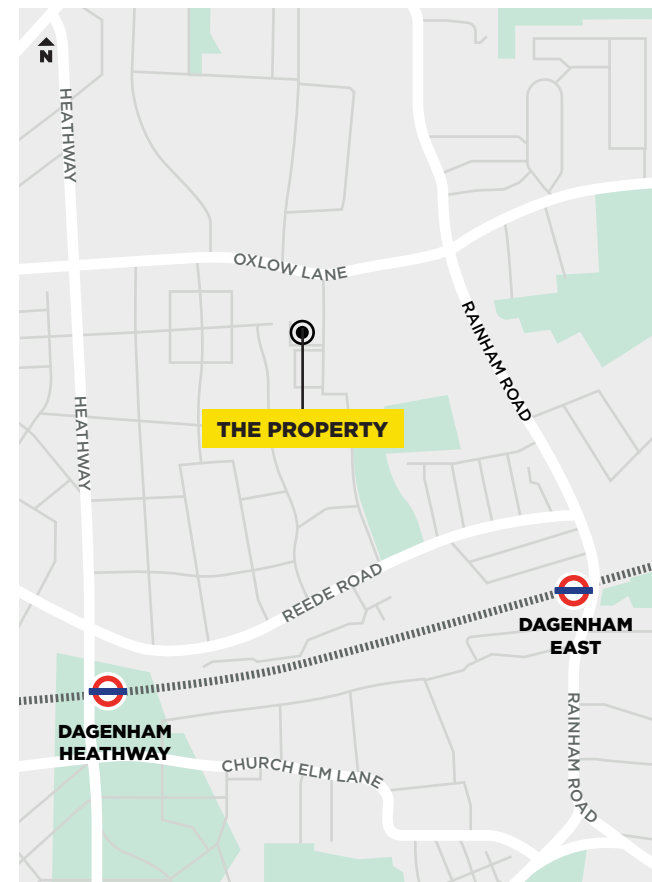
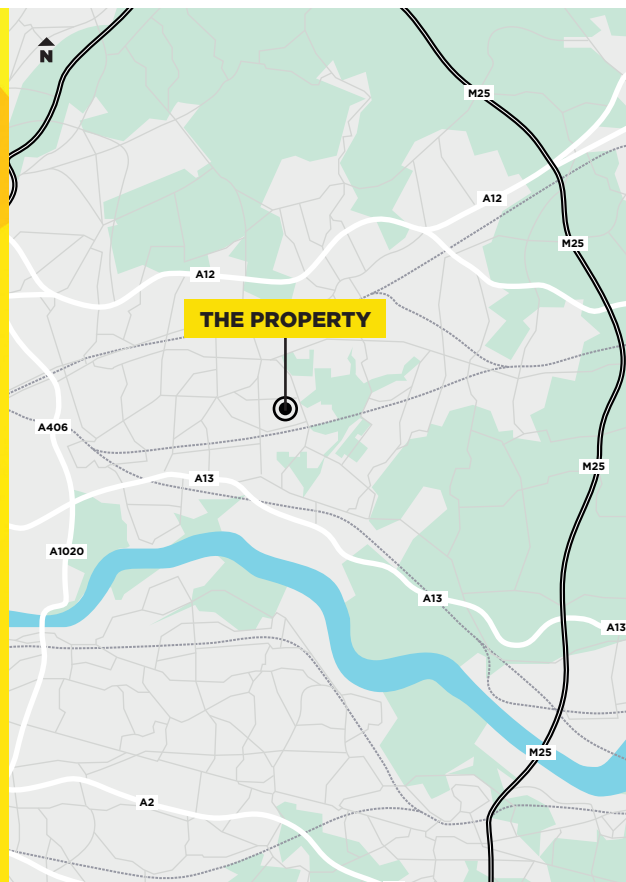
1.98 acres with a unit of 19,314 sq ft



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KEY HIGHLIGHTS

- Rarely available freehold opportunity.
- 1.98 acre low density site with 19,314 sq ft maintenance unit.
- Located within an established industrial area.
- Excellent location with easy access to the A13 and the M25.
- Self-contained and secure site.
- Large and level yard with 360° circulation around the unit.
- The unit has 5 concertina loading doors with an additional loading bay with an up and over roller shutter door in the western elevation.
- Additional single roller shutter in the northern elevation.
- Site allocated in Barking and Dagenham Local Plan 2037 (adopted September 2024) as a Locally Significant Industrial Site.
- Available with full vacant possession of interest to developers, investors and owner occupiers.



DESCRIPTION

1.98 acre secure site previously occupied as a fleet maintenance depot. This low-density, self-contained facility features a 19,314 sq ft purpose built, single storey, maintenance unit which comprises a single story portal frame structure with a minimum eaves height of 4m rising to 5.2m. The site comprises a uniformed square shape with a concreted surface and secure perimeter fencing. The property includes a large, level yard with full 360° circulation, multiple loading doors, and is available with full vacant possession. All utility services, including gas are connected to the property.

LOCATION

Conveniently located for access to the A13 which is 2.3 miles to the south, providing direct routes to Canary Wharf and Central London to the west, and the M25 to the east. The nearby junction with the North Circular (A406), is approximately 5.7 miles to the west, further enhancing connectivity across Greater London.

Ideally located for public transport just 0.7 miles from Dagenham East Underground Station, the site offers fast and convenient access to the City of London and the West End via the District Line.

DISTANCES

A12	2.7miles
A13	2.3 miles
M25	8.1 miles
A406	5.7 miles
Central London	12.9 miles
Canary Wharf	9.5 miles
Dagenham East Station	0.7 mile

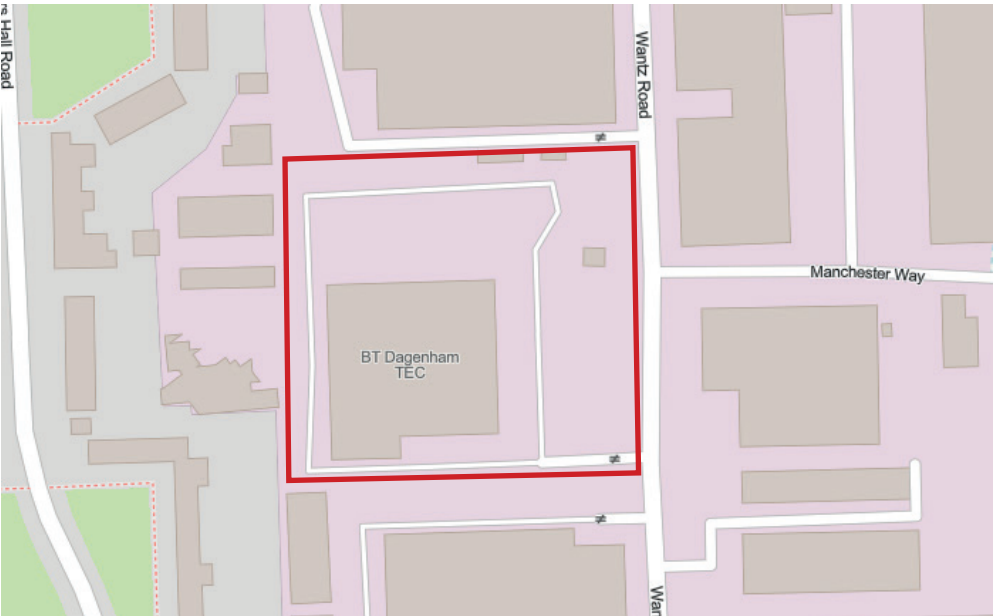
ACCOMMODATION

Maintenance unit floor areas	Depth	Width	Sq m	Sq ft
Ground floor workshop	15.16	39.39	597.15	6,428
Ground floor workshop	12.67	5.95	75.39	811
Ground floor storage	19.67	40.28	792.31	8,528
Ground floor storage/ancillary	8.18	40.28	329.49	3,547
Total GIA			1,794.34	19,314

PLANNING

The site has previously been used as a storage and maintenance unit for fleet vehicles and also for the internal and external storage of materials which fall within planning use classes B2 and B8. The site is allocated in Barking and Dagenham Local Plan 2037 (adopted September 2024) as a Locally Significant Industrial Site (LSIS). It is considered suitable for the redevelopment of other industrial uses.

A planning statement is included in the data room.







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TENURE

Freehold with vacant possession. Title Number NGL32731.

EPC

Rating 84 D.

DATA ROOM

A data room will be made available to interested parties and will include a full suite of measured, environmental, utilities and topographical surveys.

METHOD OF SALE

The property will be sold by means of an informal tender unless sold prior.

VAT

The sale will be subject to VAT.

PROPOSAL

Inviting unconditional offers for the freehold interest with vacant possession.

VIEWINGS

Viewings by appointment only.

CONTACT

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