



Heathway Industrial Estate, 13 Manchester Way

Dagenham, London, RM10 8PN

Versatile Warehouse/Industrial Unit

4,358 sq ft
(404.87 sq m)

- Full Height Electric Shutter
- Double-Width Doors
- 2x Allocated Parking Spaces
- CCTV
- Network Cabling in Offices
- Mezzanine Floor
- Good Natural Light
- Suitable for Industrial Uses

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Summary

Available Size	4,358 sq ft
Rent	£45,000 per annum + VAT
Rates Payable	£12,537.37 per annum
Service Charge	£1,247.36 per annum + VAT
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon enquiry

Description

Comprising a single-storey steel portal frame industrial unit benefitting from good visibility onto Wantz Road. The unit has a full-height electric roller shutter, WC and kitchenette facilities, full-height mezzanine & various offices. 2 car parking spaces are provided within a secure yard which is shared with two adjoining occupiers.

Location

Heathway Industrial Estate forms part of the Wantz Road industrial area and is within approximately half a mile to the north of the A13 and is therefore conveniently situated for links to the M25 and local road network including the A12 and A406. Other occupiers along Wantz Road include Howdens Joinery, BT Fleet Services and a depot occupied by Barking & Dagenham Council. The immediate area is undergoing significant regeneration, amongst which are the Hackman Capital Partners-backed film studios, housing London's largest film and television production. Plans include up to 12 sound stages three acres of backlot, offices and ancillary space, totalling over half a million square feet.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - GF & 1st Floor	4,358	404.87
Total	4,358	404.87

Viewings

Strictly by appointment only.

Terms

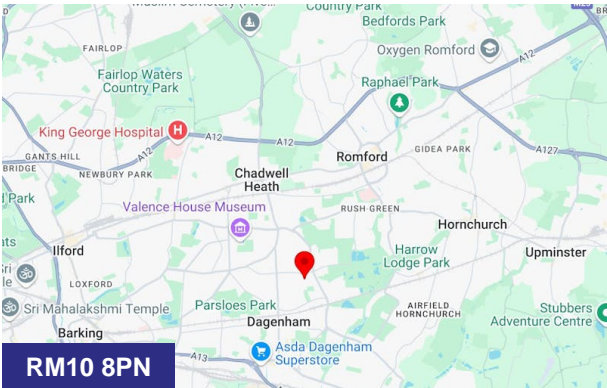
A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act of 1954.

Legal Costs

The ingoing tenant is liable for both parties' legal costs.

Building Insurance

£1,287.79 per annum



Viewing & Further Information

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