

Unit 1A, London East Business & Technical Park, Yewtree Avenue, Dagenham, Essex, RM10 7XS

TO LET

Leisure / Office / Retail

4,500 sq ft / 418.1 sq m

£80,000 per annum

Leisure / Office / Retail Unit Use Class E



- Prominent frontage
- Good location
- Excellent road links
- Excellent natural light
- Shell unit with capped off services

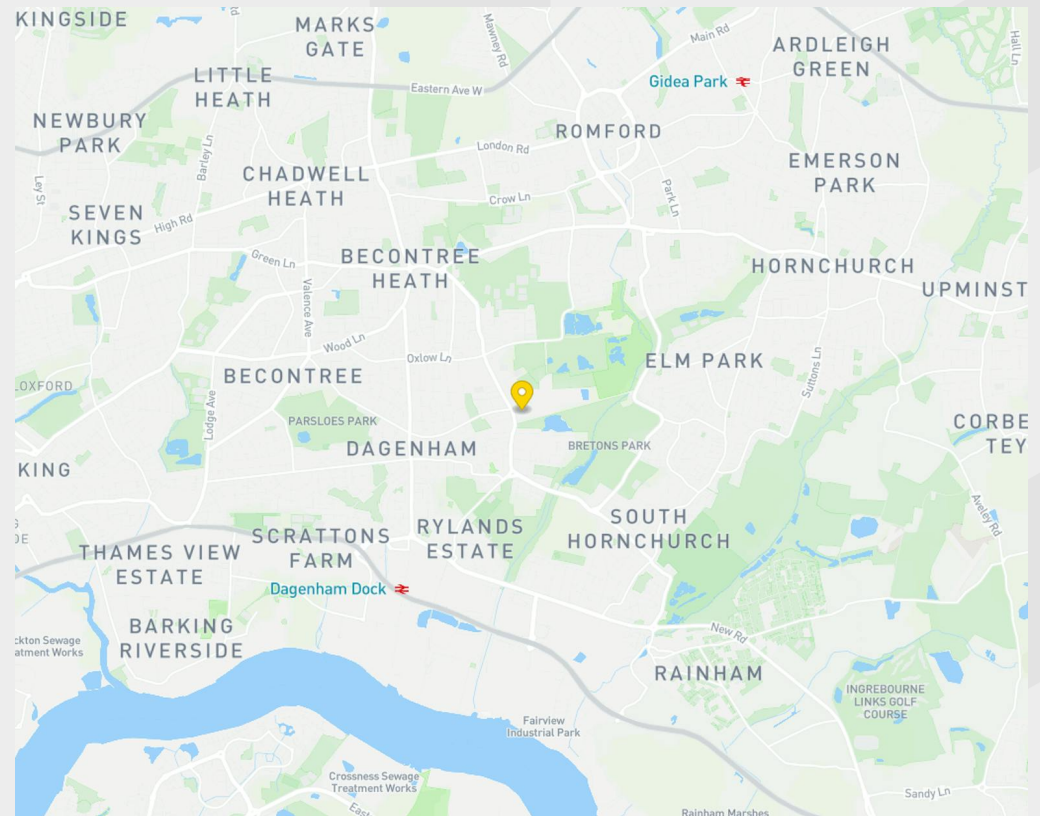


Description

Dagenham East site has seen significant redevelopment in recent years with University College London developing their new research facility the PEARL there and NTT building one of Europe's largest Data Centres on site. Located opposite Eastbrook Studios which are to be developed over the course of the next few years to become a major hub for the London film industry. Offered as a shell unit with capped off services, ideally suitable for retail, office or showroom use. There are 40 shared car parking spaces.

Location

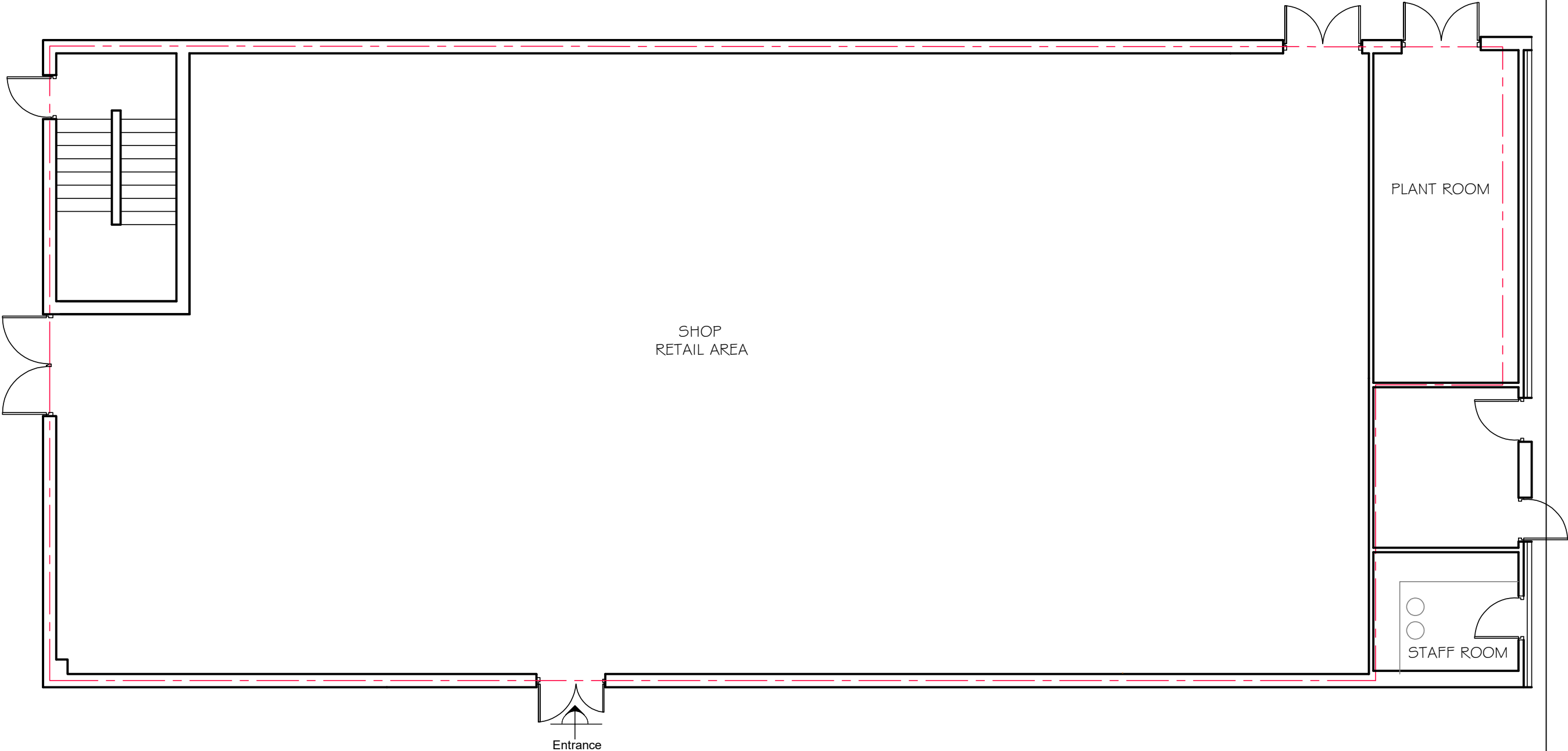
Situated on the east side of Rainham Road South, within the Londoneast-uk Business & Technical Park. Excellent road links with the A12 & A13 close by. Well served by public transport with Dagenham East Underground Station nearby. The property sits below a 78 bed Travelodge Hotel & opposite a Costa drive through.



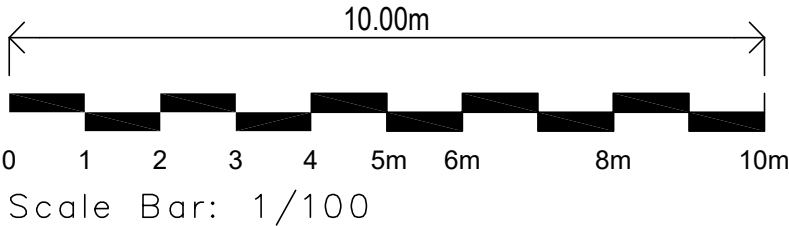
NOTES:

Boundary Legend

— Retail Licence Boundary



Existing Floor Plan



Alko

Design & Build Ltd

ARCHITECTURAL & ENGINEERING DESIGN

2 CHEAPSIDE, NORTH CIRCULAR ROAD

LONDON, N13 5ED

T: 0772 333 1891, 020 3213 0192

e-mail: akosele@alkogroup.co.uk

www.alkogroup.co.uk

Project: Shop Refurbishment

Drawing Title: Existing Floor Plan

PROJECT ADDRESS : Romford, RM10 7XS

SCALE : 1:100 @ A3 DATE : June 2021

Project No : RB-01

Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Availability
Ground	4,500	418.06	£80,000 /annum	Available

Tenure

New Lease

EPC

A (23)

VAT

Applicable

Configuration

Not Fitted

Contacts

Chris Collins
07803 850 228
chris.collins@strettons.co.uk



Further Information

[View on Website](#)

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