



**SMC
Brownill
Vickers**

To Let

**First Floor Office Suite near Dagenham Heathway
Tube Station**

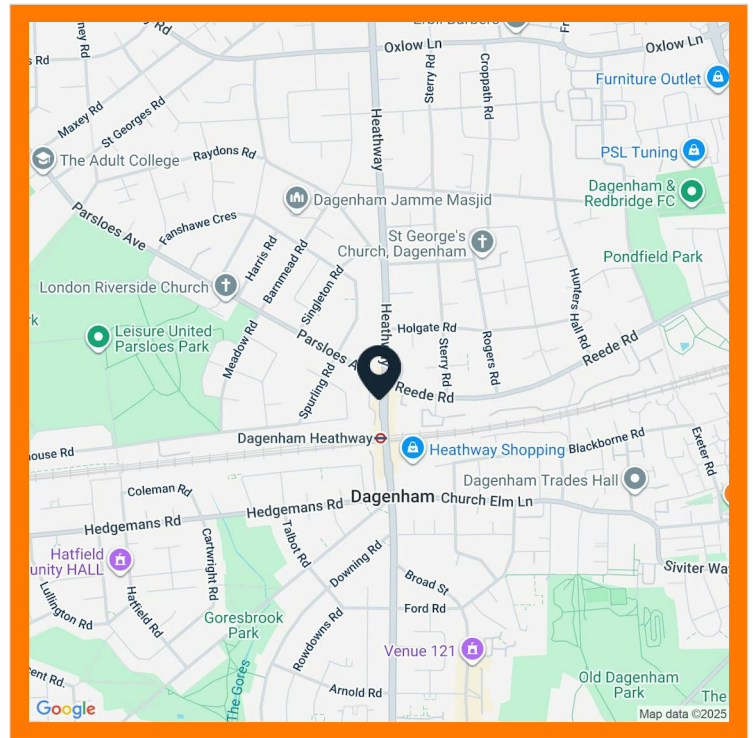
£1,000 per month

295a Heathway, Dagenham, RM9 5AQ

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- First Floor office suite available to let
- Within a short distance of Dagenham Heathway tube station
- Nearby a variety of shops and amenities including Lidl, Iceland, Subway and various local traders
- Quoting rent includes utilities (apart from broadband / phone)
- Ideal for a small / new business



Description

295a Dagenham Heathway provides office accommodation to the upper floors. The available accommodation is at first floor level and includes a front office and rear office. There are communal toilets and kitchenette facilities (shared with another office tenant at 2nd floor level).

Location

Located on the main retail thoroughfare very close to Dagenham Heathway Underground Station (District Line). Dagenham lies on the A1240 and is approx. 12 miles east of central London. The location benefits from various bus routes to and from the East London / Essex area.

Nearby occupiers include Papa John, Lidl, Iceland, Paddy Power, Subway, Heathway Shopping Centre and a range of local traders.

Business Rates

The current rating assessment for 295A Heathway is currently assessed with a rateable value of £8,100. Therefore small business rate relief should apply subject to status of the incoming tenant depending on status.

Commute / Travel

Dagenham Heathway Tube Station: 1 minute (walk)
Romford: 15 minutes (road), 25 minutes (bus)
Upminster: 13 minutes (tube)
Central London (Embankment): 47 minutes (tube)

Connectivity

TBC

Lease Terms / Rent

Available on a new lease on flexible terms. Lease to be outside the provisions of the Landlord and Tenant Act 1954. Rent at £1000pcm. VAT is NOT paid on the rent. Please note the rent includes rent and utilities (but not broadband / phone costs).

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed and requested from the successful tenant.

Energy Performance Certificate

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