

Unit 3 & 5, 131 Church Elm Lane, Dagenham, RM10 9RR

FOR SALE

F2 (Local Community)

777 to 1,012 sq ft / 72.2 to 94 sq m

Offers from £750,000 or as individual units with pricing as set out in table below

Recently completed new build, ground floor space offered in shell and core condition.



- Occupying ground floor, with main road frontage
- Suited to owner occupation
- Open plan format
- F2 community use
- Virtual Freehold 999 years
- Developers shell and core handover
- Proximity to Dagenham Heathway tube station (District Line services)



Description

Two adjoining commercial units at ground floor of a recently completed mixed use building, in Dagenham. The units benefit from F2 use class, for community uses. Both units are offered in shell and core condition with power cabling and WC's, and window frontages. The units have good floor to ceiling height and prominent aspect window frontage to Church Elm Lane. The units are in open plan format and can be offered as a combined sale or as 2 separate units.

Location

Located on the north side of Church Elm Lane, within the London Borough of Barking and Dagenham. The property is half a mile east of Dagenham town centre, and less than 10 minute walk from Dagenham Heathway underground station (District Line services).

District Line connections provide direct route to Stepney Green in 25 minutes and Cannon Street, for the City, in 33 minutes.



Accommodation / Availability

| Unit | Sq ft | Sq m | Price | Rates Payable (sq ft) | Service Charge (sq ft) | EPC | Availability |
|-----------------|--------------|---------------|----------|-----------------------|------------------------|-----|--------------|
| Ground - Unit 3 | 1,012 | 94.02 | £425,000 | On Application | On Application | - | Available |
| Ground - Unit 5 | 777 | 72.19 | £327,500 | On Application | On Application | - | Available |
| Total | 1,789 | 166.21 | | | | | |

Tenure

Virtual freehold

or as individual units with pricing as set out in table below

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted. Shell and Core

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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