

TO LET

Warehouse / Industrial Building

21,808 SQ FT (2,026 SQ M)

Colliers

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UNIT 10, THAMES GATEWAY PARK

Dagenham, RM9 6FB

- Modern and established industrial park
- Direct access to A13
- Secure self-contained yard and 20 marked parking spaces
- 8.5m clear internal height
- 2 level access loading doors
- Approx 28m yard depth
- First floor office accommodation
- 24 hour estate security

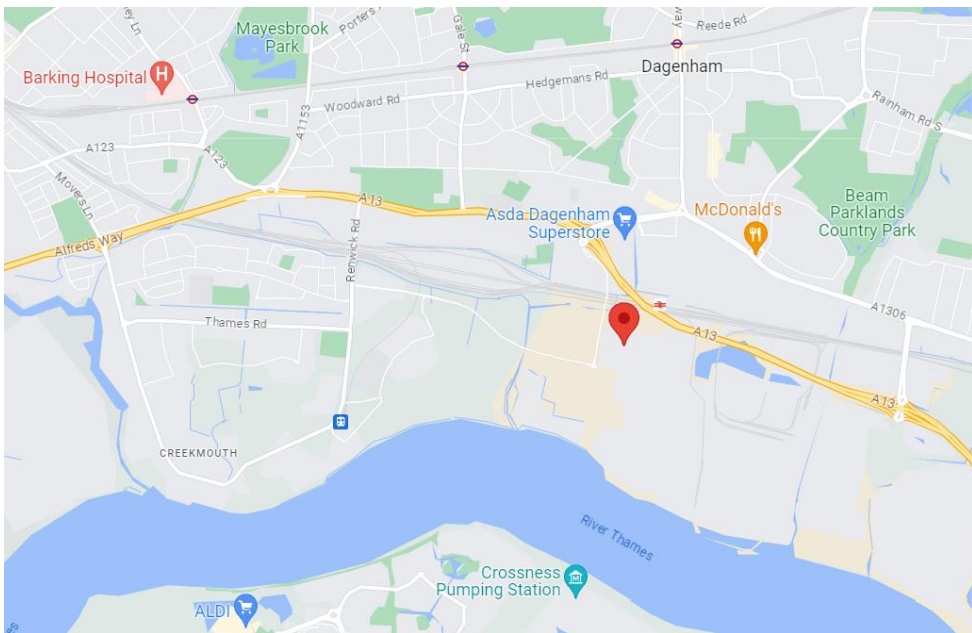


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Location

The subject unit is situated off the Goresbrook Interchange at Dagenham Dock and adjoining the Dagenham Dock train station and bus terminus. The site provides direct access to the A13, providing fast links to both the M25 and Central London.

Dagenham Dock train station provides regular fast services into London and out to the Essex towns. The ports of Dover, Folkestone, London Gateway and Felixstowe are all within easy reach, whilst London City Airport is approximately 8 miles to the west.

Description

Unit 10 is a semi-detached steel portal frame unit comprising modern warehouse / production space as well as ancillary and office areas.

The warehouse benefits from a clear working height of 8.5m, 37.5 KN/m2 floor loading and 2 level loading doors. There is a secure loading and parking area with yard depth of approximately 28m and 20 marked parking bays. There is office accommodation situated on the first floor, as well as ancillary / office space on the ground floor.



EPC

We understand the property has an EPC rating of A (20). A copy of the EPC is available on request.

Legal Costs

Each party responsible for their own costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT.

Terms

The premises is available to let by way of a sub-lease or assignment of an existing lease expiring December 2026. A new lease may be available. Please contact the sole agents for further information.



APPROXIMATE FLOOR AREAS (GROSS EXTERNAL AREA)

Unit 10	SQ FT	SQ M
Ground Floor Warehouse & Core	19,644	1,825
First Floor Offices	2,164	201
TOTAL GEA	21,808	2,026

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DISCLAIMER

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.