

Est. 1955

Tarn &Tarn

**UNIT 13 HEATHWAY
INDUSTRIAL ESTATE,
MANCHESTER WAY,
DAGENHAM,
RM10 8PN**

**MODERN
WAREHOUSE/
INDUSTRIAL UNIT**

4,358 FT²



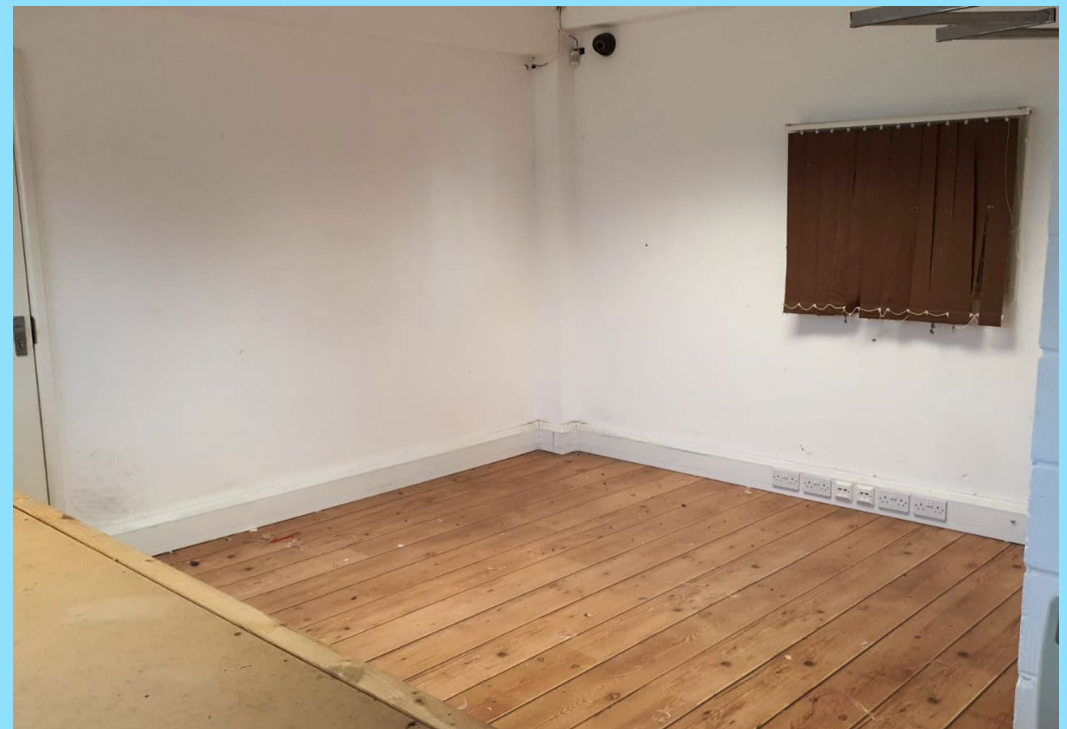
DESCRIPTION

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.

SUMMARY

- Full Height Electric Shutter
- Double Width Doors
- 1 Parking Space
- CCTV
- Network Cabling in Offices








LOCATION

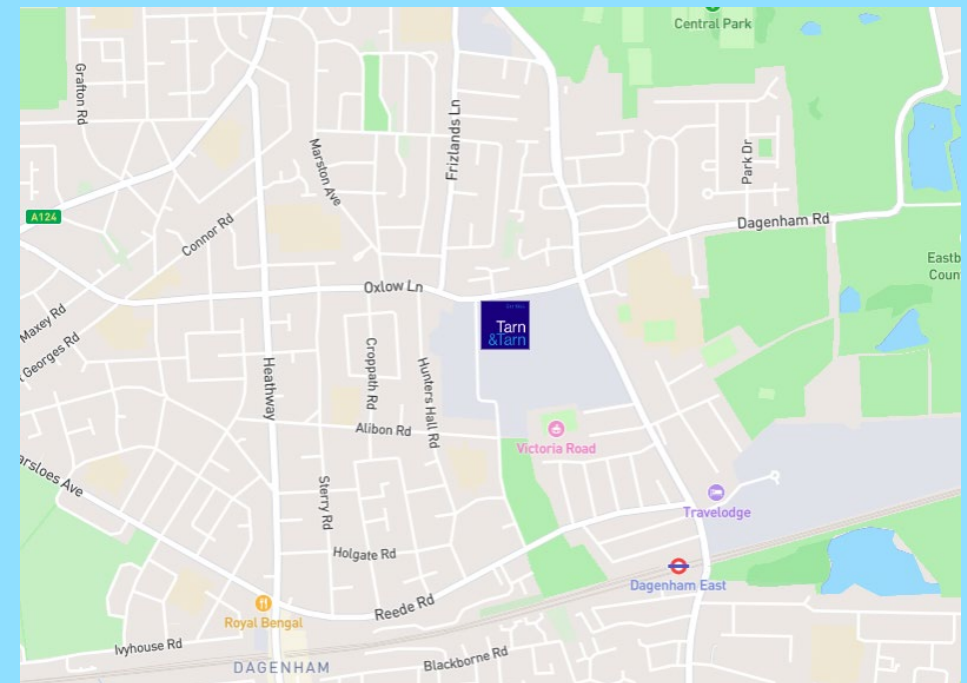
THE AREA

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.



TRANSPORT

-  Dagenham East (15-minute walk) – District Line
-  Dagenham Heath (20-minute walk) – District Line
-  Becontree (39-minute walk) – District Line



ACCOMMODATION

FLOORS	FT ²	PASSING RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor & 1 st Floor	4,358				
TOTAL	4,358	£57,500	£1247.36	£12,537.37	£71,284.73

BUILDING INSURANCE

£1,287.79 per annum

LEGAL COSTS

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

VAT

Applicable

LOCAL AUTHORITY

Local Authority of Barking & Dagenham Council

TERMS

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

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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&Tarn

VIEWINGS

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SINCE 1955.**