

TO LET - GROUND FLOOR WAREHOUSE/INDUSTRIAL UNIT (WHOLE OR SPLIT)

RADIATOR HOUSE, COPPEN ROAD, DAGENHAM, ESSEX, RM8 1HJ
766 SQ.FT - 1,734 SQ.FT (71.16 M² - 161.09 M²)



Key Features

- Business Rates Exempt (subject to status)
- 3 phase power (untested)
- Electric roller shutters

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location

The property is situated off Selinas Lane, which can be accessed from Whalebone Lane South (A112). The nearest station is Chadwell Heath overground station which is located 0.7 miles to the West and can be reached in under 15 minutes by walk. The A12 thoroughfare is in close proximity to the demise, approximately 1 mile to the North (5 minutes drive)

Accommodation

The property comprises the ground floor of a three storey industrial unit of concrete frame and brick construction benefitting from 3 phase electricity and electric roller shutters. The Landlord is offering the unit as a whole or proposes to subdivide the unit in to two, each with their own independent entrance and based on the following Gross Internal Areas (GIA):

Front	766 sq.ft (71.16 m ²)
Back	968 sq.ft (89.93 m ²)
Total	1,734 sq.ft (161.09 m²)

Lease Terms

The property is offered by way of a new lease or license for a term to be agreed on the basis of the following rentals exclusive of outgoings:

Front - £18,000 p.ax / £1,500 PCM

Back - £18,000 p.ax / £1,500 PCM

Combined - £24,000.00 p.ax / £2,000 PCM

Rent

Refer to 'Lease Terms' above

Rates

Rateable Value (combined)	£12,000
UBR 2025	49.9p
Rates payable	£5,988
Interested parties are advised to verify these figures and check whether they qualify for full exemption of rates with The London Borough of Barking and Dagenham.	

VAT

Value Added Tax is not applicable in respect of this property.

Energy Performance Asset Rating

D	84	This is how energy efficient this building is
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Legal Costs

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Each party to bear their own legal costs.