

## TO LET - NEWLY BUILT COMMERCIAL UNITS IN DAGENHAM

732-738 GREEN LANE, DAGENHAM, ESSEX, RM8 1YX

574 SQ.FT - 2,533 SQ.FT ( 53.33 M<sup>2</sup> - 235.32 M<sup>2</sup> )



### Key Features

- Prominent Location
- Newly Built
- Excellent Transport Links

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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### Location

The units are situated prominently on Green Lane in Dagenham, Essex, with 732 having return frontage onto Dunkeld Road. The area comprises numerous supermarkets, cafes, and restaurants, as well as a variety of independent and multiple occupiers such as Greggs, Paddy Power and Tesco Express. Goodmayes Train Station (Elizabeth Line) is 0.7 miles from the site, and Chadwell Heath Train Station (Elizabeth Line) is 0.8 miles from the site, both providing regular service into Central London. There are also excellent road links to the A12, M11 and M25.

### Accommodation

4 newly built ground floor commercial units accessed directly from Green Lane each with a WC, small kitchen area and finished with shop fronts and fluorescent lighting. Restaurants and takeaways will not be considered. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

732 Green Lane (corner)	716 sq.ft ( 66.52 m <sup>2</sup> )
734 Green Lane	656 sq.ft ( 60.94 m <sup>2</sup> )
736 Green Lane	587 sq.ft ( 54.53 m <sup>2</sup> )
738 Green Lane	574 sq.ft ( 53.33 m <sup>2</sup> )
Total	2,533 sq.ft ( 235.32 m <sup>2</sup> )

### Lease Terms

The units are available individually by way of new Full Repairing and Insuring leases for a term to be agreed subject to periodic, upward only rent reviews at the following rents:

732 Green Lane - £25,120.00 per annum exclusive

734 Green Lane - £21,000.00 per annum exclusive

736 Green Lane - £19,450.00 per annum exclusive

738 Green Lane - £18,850.00 per annum exclusive

### Rent

Details Above

### Rates

Rateable Value	To be re-assessed
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### VAT

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

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own.

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.