TO LET - NEW SHELL COMMERCIAL UNIT
734 GREEN LANE, DAGENHAM, ESSEX, RM8 1YX
631 SQ.FT (58.62 M^2)

Key Features
- Electric Roller Shutters
- New Unit

Viewing
Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location
Prominent secondary retail parade on Green Lane, Dagenham, close by to Greggs, Paddy Power and Tesco Express, as well as a variety of local and independent retailers, restauranteurs and professional services occupiers. 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
Shell commercial premises with WC to rear. Electric roller shutters and lighting have been installed. Approximate Net Internal Area (NIA) is as follows:

Total	631 sq.ft (58.62 m^2)

Lease Terms
Available by way of a new lease for a term to be agreed. Restaurant, take-away and butcher shop uses will not be considered.

Rent
£22,000 per annum exclusive of all outgoings.

Rates

Rateable Value	£14,750
UBR 2026/27	43.2p
Rates Payable	£6,372
	Interested parties are advised to check their business rates liability with Barking & Dagenham Council

VAT
Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Energy Performance Asset Rating
A

21 This is how energy efficient this building is

Legal Costs
Each party to bear their own legal fees.

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.