

DAGENHAM

1st FLOOR, 807-829 LONGBRIDGE ROAD

RM8 2DB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

1ST FLOOR OFFICES / CLASS E USE PREMISES – 2,444 SQ.FT / 227 SQ.M



Location & Description

Dagenham is a densely populated suburb within the London Borough of Barking and Dagenham located 3 miles south of Romford and 12 miles east of Central London. The town is situated immediately to the north of the A13 (Ripple Road) which provides direct access to the M25 and the A406 (N Circular Road). For public transport, tube services are available from Upney Underground Station District Line in addition to the Elizabeth Line at Goodmayes Station. Ample bus stops are within walking distance and property is situated within an accessible location. Longbridge Road (A124) is a busy thoroughfare, and the property occupies a prominent and visible corner position with multiple road frontages at a signal-controlled junction with Lodge Road and Becontree Avenue. The general character of the area is mixed with commercial properties predominantly occupied by independent retailers and residential dwelling houses.

The property comprises 1st floor space within a detached two storey building on an island site. The offices are accessed via a full height glazed entrance from the front of the building offering excellent opportunity for signage. Internally the current configuration provides a mixture of open plan and cellular/partitioned offices and meeting rooms, kitchen/staff room and male and female WC's. The space can be adapted to suit an ingoing tenants' requirements. Heating/cooling is provided by way of air conditioning and gas central heating (all untested). The property is fitted to a good standard throughout.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Terms	Accommodation												
<p>Available to let on the basis of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a commencing rent of £44,000 (Forty Four Thousand Pounds) per annum exclusive.</p> <p>The lease is to be granted <u>outside</u> of the security provisions of the Landlord & Tenant Act 1954 (as amended).</p>	<p>Approx Net Internal Areas:</p> <table border="1" data-bbox="688 359 1500 527"> <thead> <tr> <th>Floor</th> <th>Sq.Ft</th> <th>Sq.m</th> </tr> </thead> <tbody> <tr> <td>First Floor:</td> <td>2,444</td> <td>227</td> </tr> <tr> <td>WC's</td> <td></td> <td></td> </tr> <tr> <td>Total Net Internal Area:</td> <td>2,444 sq ft</td> <td>227 sq m</td> </tr> </tbody> </table>	Floor	Sq.Ft	Sq.m	First Floor:	2,444	227	WC's			Total Net Internal Area:	2,444 sq ft	227 sq m
Floor	Sq.Ft	Sq.m											
First Floor:	2,444	227											
WC's													
Total Net Internal Area:	2,444 sq ft	227 sq m											
Rating Assessment	Commercial Energy Performance Certificate												
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA</p> <p>Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	<table border="1" data-bbox="699 703 1500 1087"> <tr> <td colspan="2" data-bbox="699 703 1279 961"> 807-829 Longbridge Road DAGENHAM RM8 2DB </td> <td data-bbox="1279 703 1500 961"> Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">B</div> </td> </tr> <tr> <td data-bbox="699 961 1101 1087"> Valid until 4 June 2030 </td> <td colspan="2" data-bbox="1101 961 1500 1087"> Certificate number 0810-0230-6912-4325-5002 </td> </tr> </table>	807-829 Longbridge Road DAGENHAM RM8 2DB		Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">B</div>	Valid until 4 June 2030	Certificate number 0810-0230-6912-4325-5002							
807-829 Longbridge Road DAGENHAM RM8 2DB		Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">B</div>											
Valid until 4 June 2030	Certificate number 0810-0230-6912-4325-5002												
VAT	Viewings												
<p>The property is elected for VAT.</p>	<p>Available by prior appointment with Linays Commercial Ltd.</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>												
Anti-Money Laundering													
<p>In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 all potential tenants will be required to comply with our Anti Money Laundering policy.</p>													