



Industrial Unit | **TO LET** 6,586 Sq. Ft / 611.84 Sq. M.

Unit 14 Heathway Industrial Estate, Wantz Road, Dagenham, Essex, RM10 8PN

We focus on property

- CG Secure Gated Industrial Estate
- CG Two Roller Shutter Doors
- CG Secure 6,000 Sq. Ft yard
- CG Nearby Occupiers include CEF & Howdens Joinery
- CG 2 Miles to A13 Goresbrook Interchange.
- CG Available November 2025

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Location

The property is situated on Heathway Industrial Estate, providing good access to the A13 via Dagenham Heathway, which in turn links to the M25 (Junction 30) to the east and access to the A406 North Circular Road to the west.

Description

The property comprises an end of terrace industrial/warehouse unit of steel portal construction with a steel profile cladding under a pitched roof, with minimum clear height of 3.9m rising to 6.9m to the apex of the portal frame. Internally, the office accommodation is provided via two portable office cabins which are adjacent to a welfare block including WC and kitchenette.

Externally, The unit benefits from 2 level loading access doors and a good sized fenced and secure yard measuring approximately 6,000 sq. ft. for parking and loading.

Accommodation

Warehouse	6,286 Sq. Ft (584 Sq. M)
First floor portable office	300 Sq. Ft (27.84 Sq. M)
Mezzanine	1,679 Sq. Ft (156.06 Sq. M)
Secure Yard	6,000 Sq. Ft (557.4 Sq. M)

(All figures provided are approximate gross internal figures)

Rent

£119,500 per annum exclusive, payable quarterly in advance on the usual quarter days

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed

Service Charge

We are advised that there is a Service Charge applicable for maintenance, repair and common services to the estate. Further details on request.

Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity, address and source of funds to the letting agents prior to solicitors being instructed.

Energy Performance Certificate (EPC)

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VAT

All rent and prices are exclusive of VAT under the Finance Act. Interested parties are advised to consult their professional advisors as to their liabilities, if any in this direction.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Available From

November 2025

For further information or to arrange a viewing please contact

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