

## Chequers Lane, Dagenham, Essex RM9 6PR

Light industrial / warehouse accommodation  
extending to 24,464 sq ft

- Self contained secure site or 1.38 acres
- Concrete surface
- 6.5m minimum eaves height
- 3 Phase power supply
- Roller shutter loading access

### Location

The property is located on the eastern side of Chequers Lane in an established industrial area, south of the A13 dual carriageway. Road communications are excellent, with the A13 offering swift access to the A406 (North Circular Road), Docklands and the City to the west and junction 30/31 of the M25 motorway to the east.

### Description

The site extends to 1.38 acres and houses 3x light industrial units. Each unit is of frame construction and benefits from a minimum eaves height of 6.5m, loading doors and 3 phase power supply. Additional portable buildings are situated on the site and provide office accommodation.



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### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis as follows:

Floor	Sq Ft	Sq M
Warehouse 1	4,746	440.9
Warehouse 2	9,127	847.9
Warehouse 3	10,591	983.9
<b>Total</b>	<b>24,464</b>	<b>22,710.71</b>

### Terms

The freehold of the site is available with vacant possession. Alternatively, the vendor may consider leasing the site as a whole. Quoting prices and terms available upon request.

### Location Map



### Business Rates

The rateable value for the site is £169,000. Interested parties should contact the London Borough of Barking and Dagenham to ascertain the rates payable for the current financial year.

### Energy performance certificate

An EPC has been requested and will be available shortly.

### Next steps...

For further details on these and many other available properties please contact:



**Peter Higgins**  
**020 3141 3534**  
 p.higgins@glenny.co.uk



**Nowsher Alam**  
**020 3141 3614**  
 n.alam@glenny.co.uk

**East London Office**  
**Call: 020 3141 3500**  
**Unex Tower, 5 Station Street, Stratford**  
**London, E15 1DA**

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 AE001170