

**DAGENHAM**

**TO LET**

**TO LET – LAB**

**3a ORCHARD ROAD  
DAGENHAM RM10 9PT**



01708 731200

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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

## MEASUREMENTS (approx.):

Office 1  
- 5.25m<sup>2</sup>

Office 2  
- 16.48m<sup>2</sup>

Office 3  
- 11.605m<sup>2</sup>

Office 4  
- 12.12m<sup>2</sup>

WC  
- 4.6m<sup>2</sup>

Corridor  
- 3.26m<sup>2</sup>

**Total internal size - 53.315m<sup>2</sup>**

## LOCATION

Located in Dagenham off Broad Street and Whitebarn Lane, around the corner from a high street.

## DESCRIPTION

Unit consists of 4 offices with a WC, located above a dental practice with a separate entrance/exit. Specialised lab work benches included. If necessary, this space can be expanded in order to provide for growth.

## TENURE

New lease for a term to be agreed.

## RENT

£1000 p/m (no VAT)

## LEGAL COSTS

To be paid by ingoing tenant.

## GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

**As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.**

## Anti Money Laundering

**Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.**

**Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via agent



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