

# TO LET

1,026 - 2,992 Sq Ft

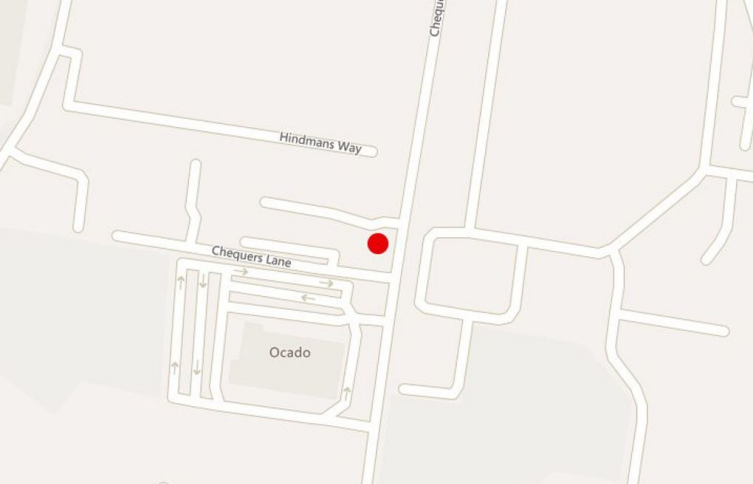
(95.32 - 277.96 Sq M)

- › Newly refurbished
- › Gated parking
- › Within walking distance to Dagenham Dock Railway Station
- › Can be let as a whole or floor by floor



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Lyon Way, 71 Chequers Lane, Dagenham, RM9 6QJ



## LOCATION

- Situated on Chequers Lane close to the junction with Choats Road giving access to the A13 to the North
- North Circular Road (A406) is approximately 3 miles to the northwest
- City Airport a further 1.25 miles to the south
- Junctions 30-31 of the M25 are approximately 6 miles to the east
- Dagenham Dock Railway Station is less than 0.5 miles to the north

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 Google Maps

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## DESCRIPTION

- Comprises a two storey office building with a self-contained gated car park
- Historically, the floors have been let independently and are configured as such
- Ground floor comprises partitioned office space, along with WCs and a break out area and will be refurbished once the current tenant vacates
- The first floor is accessed through a dedicated entrance which also comprises a reception, data room and storage room
- The first floor has recently been refurbished and provides predominantly open plan office accommodation and WC facilities and benefits from LED lighting, gas fired central heating a carpeting throughout

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £15 psf. VAT is payable

## ACCOMMODATION (Net Internal Area\*)

Ground Floor	95.32 SQ M	1,026 SQ FT
First Floor	182.64 SQ M	1,966 SQ FT
<b>Total</b>	<b>277.96 SQ M</b>	<b>2,992 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-95

Business Rates: Available upon request

Service Charge: Available upon request

## CONTACT:

 **HUGO HARDING**  
07425 243 317 [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

 **MATTHEW BOWEN**  
07442 820 386 [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

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