

Unit 12-14

Sterling Industrial Estate

LOGICOR.EU

Rainham Road South, Dagenham, RM10 8TX
WHAT3WORDS: flames.gifted.buddy

Warehouse/Trade Unit

39,250 sq ft

To Let

To be refurbished

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Unit 12-14

Sterling Industrial Estate

Unit 12-14 Sterling Industrial Estate is a single unit totalling approximately 39,250 sq ft which is to be refurbished.

The property is of steel portal frame construction with part brick and part aluminium-clad elevations, benefitting from approximately 10% roof light coverage and part solar panel installation to the roof.

Externally, the unit is well served by seven ground-level access doors, staff and customer parking, two storey offices.

The unit further benefits from an external loading yard to the South and additional ramped, covered loading to the West.





Accommodation (GIA)

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	FF Office ^{Sq Ft}	Total ^{Sq Ft}
12-14	32,775	2,668	3,807	39,250

Availability & terms

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed.

Rental

Upon application.

VAT

To be levied.

Service charge

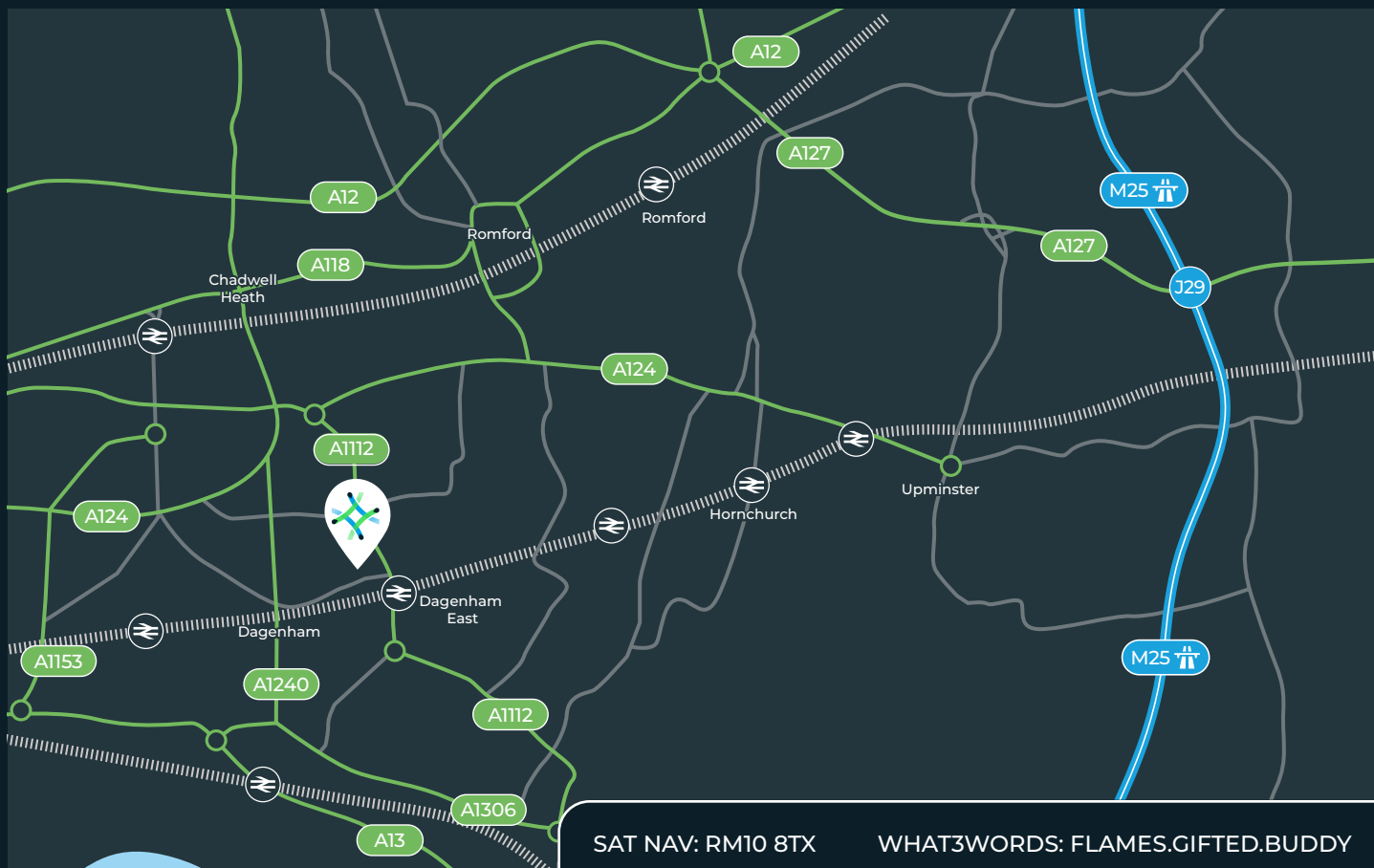
Payable for upkeep of common parts.



Specification

	7 Ground level loading doors		EPC rating C
	Roof lights		Three phase power
	Secure loading yard		PV solar panels
	Steel portal frame		WC facilities
	Allocated parking		Two storey offices





Strategic logistics location

Sterling Industrial Estate is strategically located within easy reach of Dagenham town centre, the A12, A13 and A127 are just a short distance away and give easy access to the M25 and national motorway network. London City airport is 9 miles and central London approximately 35 minutes drive. Dagenham East station offers direct services to London.

	miles	mins
London	15	35
Colchester	46	55
Cambridge	58	1 hr 5
Port of Tilbury	15	29
Port of Dover	72	1 hr 38

	miles	mins
A13	2	5
A12	3	8
M25	8	15
M11	10	20

	miles	mins
City	9	22
	miles	mins
Dagenham East	0.5	3

Please contact us for further information:



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