

London East Leisure Park | RM9 6UQ

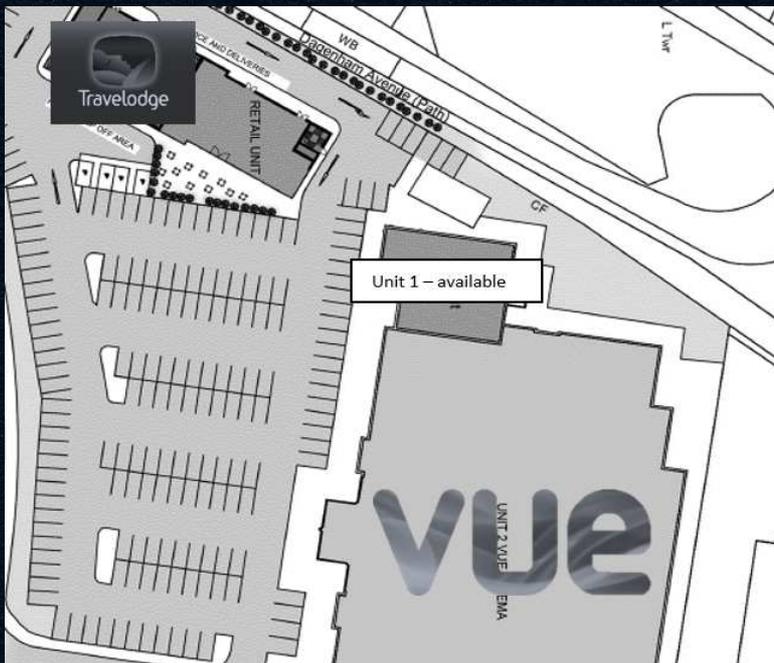
Unit 1 - Dagenham



RESTAURANT OPPORTUNITY



LONDON EAST LEISURE PARK | RM9 6UQ



LOCATION

Dagenham is located approximately 11 miles east of Central London and 7 miles west of Junction 30 (Thurrock) of the M25.

London East Leisure Park is situated close to the Asda superstore on a highly visible and accessible location, within close proximity to the regeneration area Barking Riverside.

The park provides over 600 free car parking spaces. Nearby tenants include Hollywood Bowl, Vue Cinema, McDonalds drive-thru, The Gym and a recently opened 77 bed Travelodge.

LEASE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed at a quoting rent of £65,000 pax.

ACCOMMODATION

The unit is arranged over ground and mezzanine and provide the following approximate floor areas:

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£80,500
UBR (2018/19)	49.3p
Rates Payable	£39,687

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

UNIT 1

Ground Floor Sales	3,494 sq ft	324.60 sq m
Total Area	3,494 sq ft	324.60 sq m

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available upon request.



For further information please contact sole agents:

Rupert Long
T: 0207 344 6853
M: 07831 696 908
E: Rupert.long@colliers.com

Jessica Short
T: 0207 344 6564
M: 07860 180 315
E: Jessica.short@colliers.com