

High Quality Industrial / Warehouse Development (Freeholds For Sale / To Let)

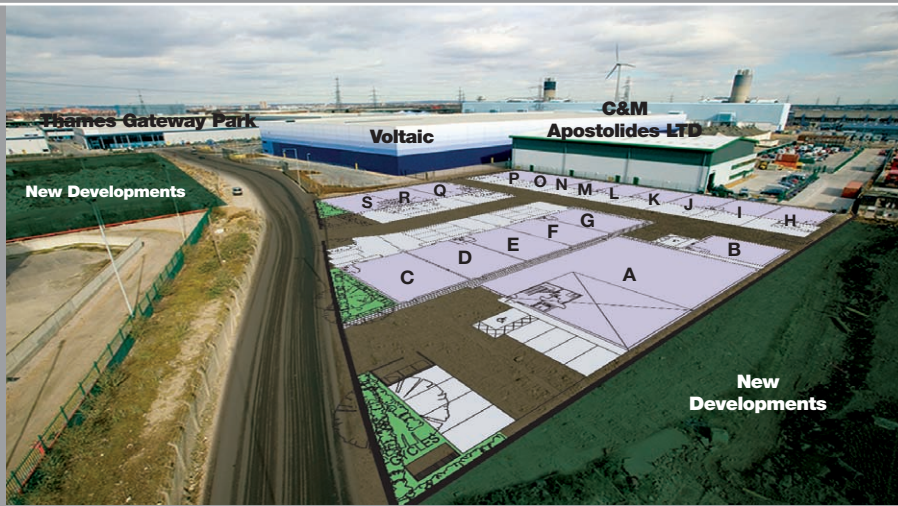
New units between 1,184 sq ft and 8,809 sq ft, situated off A13(T) with direct access to Central London, Docklands and M25 (Junctions 30/31)



A DEVELOPMENT BY OYO DEVELOPMENTS LTD
 A JOINT VENTURE BETWEEN

JOINT SOLE AGENTS





View of OYO, Dagenham

Description

Own Your Own, Dagenham, provides a high quality scheme of 19 Industrial/Warehouse units, on a self-contained estate, available either For Sale or To Let.

Unit A

- Self-contained HQ Industrial/Warehouse building
- Fully fitted offices with raised access suspended ceiling, passenger lift and shower facilities
- 7 m clear internal height to underside of haunch
- 30kN per sq. m. reinforced concrete warehouse floor
- 4.2 m high x 4 m wide, electrically operated 'up and over' doors
- 17 m self-contained reinforced concrete yard and car-parking

Units B and C-P

- "Shell" Industrial/Warehouse units
- Minimum 5 m clear internal height
- Minimum 20kN per sq. m. reinforced concrete warehouse floor
- 3.7 m high x 3 m wide, electrically-operated 'up and over' loading doors
- Minimum 8.5 m reinforced concrete yards and car parking

Units Q-S

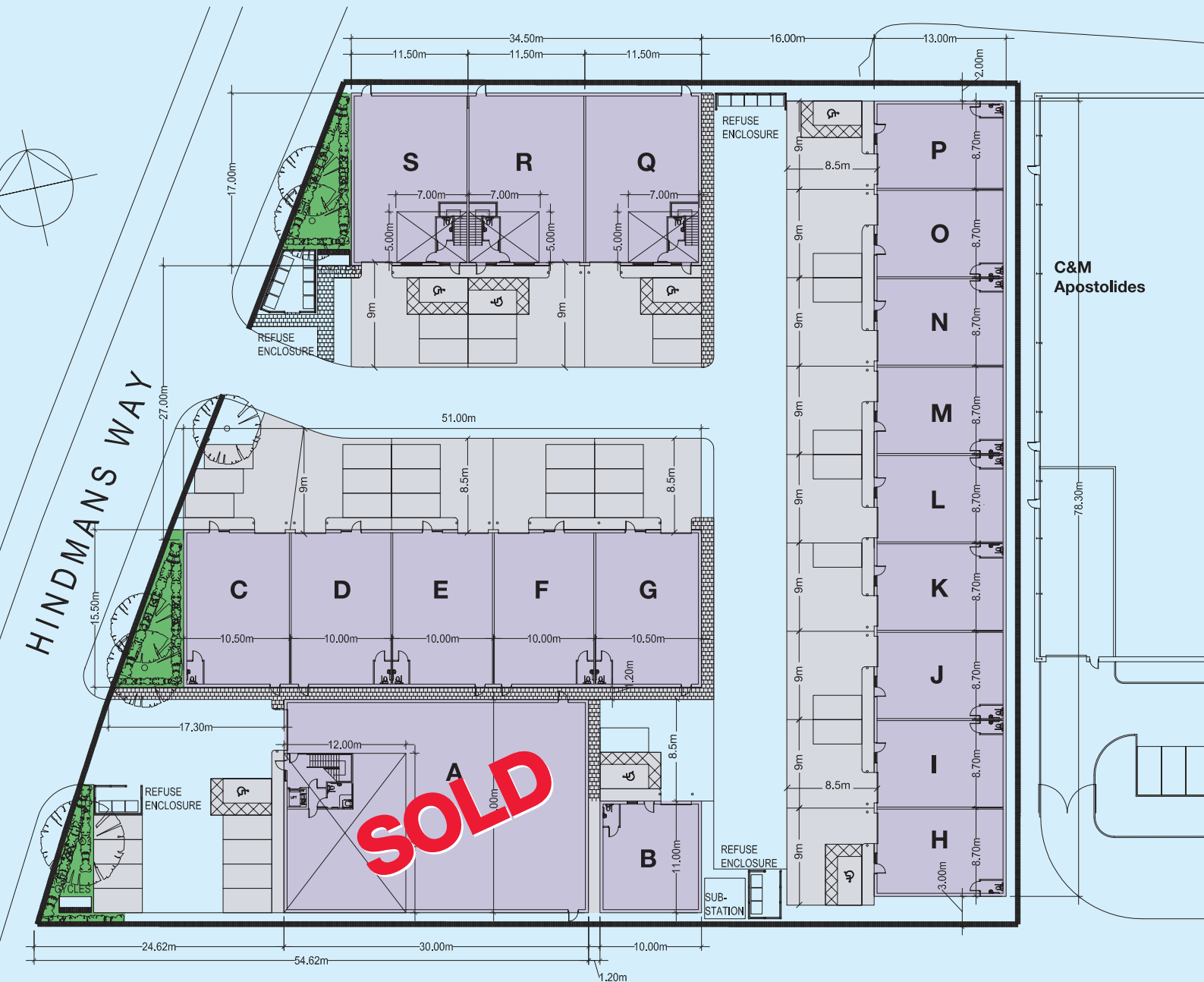
- First Floor storage/office accommodation at 3.45 m above finished floor level
- 6.5 metre clear internal height to underside of haunch within warehouse areas
- Minimum 20kN per sq. m. reinforced concrete warehouse floor
- 4.2 m high x 3 m wide electrically-operated 'up and over' loading doors
- 9 m reinforced concrete yards and car-parking

Planning

All units benefit from Detailed Planning Permission for Business, General Industrial and Storage and Distribution uses. (B1/B2/B8 Use Classes).

Features

- Freehold
- High quality specification
- Warranties provided by Professional Team and Main Contractor
- Generous self-contained yard areas
- Situated approximately 9 miles to the east of the 2012 Olympics area.
- Grant assisted area



Accommodation

UNIT NUMBERS	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL (SQ FT)
A	6,781	2,028	8,809
B	1,184		1,184
C	1,752		1,752
D-F	1,668		1,668
G	1,752		1,752
H-P	1,217		1,217
Q-S	2,104	389	2,493
Total	33,744 sq. ft	3,195 sq. ft	36,935 sq.ft

All floor areas are approximate and based on estimated gross external measurements

Other OYO Developments



OYO Andover



OYO Andover



OYO Thame



Artist Impression of OYO Portsmouth



Artist Impression of OYO Wallingford



Location

Located within the Dagenham Dock Priority Regeneration Area, OYO Dagenham is situated to the south of Choats Road to the East of Hindmans Way and to the West of Chequers Lane.

Dagenham Dock is situated immediately to the South of the A13, approximately 6 miles to the West of the M25 (Junction 30), 3 miles to the East of North Circular/A406, London Docklands/City Airport and Central London are 7 and 10 miles to the West respectively.

The site is within walking distance of Dagenham Dock (BR) and the proposed East London Transit Route Bus Terminus (situated immediately to the South of Dagenham Dock BR).

Further Information

For further information, to arrange a viewing or to receive further information, including full plans and specification, see www.ownyourown.co.uk or contact **Glenny 020 8591 6671**, www.glenny.co.uk or **Kemsley Whiteley & Ferris 01708 766733** www.kwf.co.uk or **Ravenbourne 020 8783 1044** www.ravenbourne.co.uk

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