



NIEK
CO

DAGENHAM
GREEN,
PHASE 1
RM9



Dagenham Green, Phase 1 - Commercial Units



Unit C4
933 sq ft (86.7 sq m)

Unit C3
896 sq ft (83.2 sq m)

Unit C2
530 sq ft (49.2 sq m)

Unit C1
682 sq ft (63.4 sq m)

Unit B3
1,421 sq ft (132.0 sq m)

Unit B2
2,031 sq ft (188.7 sq m)

Unit B1
756 sq ft (70.2 sq m)

Unit A1
Sainsbury's Local

Residents Hub

Unit A5
1,513 sq ft (140.6 sq m)

Unit A4
339 sq ft (31.5 sq m)

Unit A3b
403 sq ft (37.4 sq m)

Unit A3a
404 sq ft (37.5 sq m)

BTR Residents Amenity



Dagenham Green, Phase 1 - Commercial Units



- Dagenham Green Site
- Phase 1
- Beam Park

Location: Dagenham Green is a significant new development situated on the south side of New Road (A1306) and is part of the cluster of new developments around the old Ford factory. Immediately to the east of the site is Beam Park which is another new development that will provide over 3,500 new homes. Dagenham Dock Station (C2C services to Fenchurch Street) sits immediately to the south west of the site, with Dagenham Heathway Station (District Line services) about a mile to the north.

Dagenham Green has consent for over 3,500 new homes along with over 44,000 sq m of new commercial space and a new secondary school. Phase 1 sits in the south west corner of the site and will provide around 935 new homes alongside the commercial.

Description: The available units are all situated at ground floor level and are being handed over in shell and core condition, with shopfronts installed. They all benefit from Class E use, however alternative uses will be considered subject to planning.

Accommodation:

- Unit A1: Sainsbury's Local
- Unit A3a: 404 sq ft (37.5 sq m)**
- Unit A3b: 403 sq ft (37.4 sq m)**
- Unit A4: 339 sq ft (31.5 sq m)
- Unit A5: 1,513 sq ft (140.6 sq m)
- Unit B1: 756 sq ft (70.2 sq m)
- Unit B2: 2,031 sq ft (188.7 sq m)**
- Unit B3: 1,421 sq ft (132.0 sq m)**
- Unit C1: 952 sq ft (88.4 sq m) **
- Unit C2: 530 sq ft (49.2 sq m)**
- Unit C3: 896 sq ft (83.2 sq m)**
- Unit C4: 933 sq ft (86.7 sq m)**

* Please note all sizes are subject to measurement once the works have been completed.

** There is scope to link these adjoining units together.

Lease: New leases are being offered direct from the landlord on a term to be agreed.

Rent: On application

Service Charge: TBC

Business Rates: The units are under construction and have not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Barking & Dagenham.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact: Max Taylor-Smith
max@niekco.com
 +44(0)7765 251 016



"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."



Dagenham Heathway - District Line (1 mile)



Dagenham Dock (2 min walk)



A1306 (0.4 mile)



A13 (0.4 mile)