



TO BE LET

163 BENNETTS CASTLE LANE, DAGENHAM, RM8 3YJ
DAY NURSERY OPPORTUNITY WITH AMPLE OUTSIDE SPACE AND PARKING

020 8099 3119
sales@bernardgordon.co.uk



Bernard
Gordon &
Company

OVERVIEW

Day nursery opportunity located in Dagenham, RM8

Total GIA is approx 4,600 sq. ft

The property benefits from generous outdoor space, including a large garden to the rear, perfect for children's play areas

There is also a substantial outdoor area to the front of the property, ideal for convenient parking and drop off space

Excellent transport links with Chadwell Heath Station nearby, offering convenient rail connections into central London and easy access to Liverpool Street

A short distance from local amenities, with a range of shops, supermarkets, cafés and restaurants available nearby in Chadwell Heath and Dagenham town centres

We are advised that the property use class is E, making it well suited for a day nursery. It may also be suitable for a range of other uses, including religious or community, subject to planning

To Be Let - offers invited in excess of £85,000 per annum exclusive

Subject to contract



CONTACT THE TEAM ON:

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📍 LOCATION

The property is prominently situated on Bennetts Castle Lane, Dagenham, in a well-connected location with convenient access to a range of local amenities. Nearby shopping and leisure facilities are available at Dagenham Heathway and Chadwell Heath town centres, providing a variety of shops, cafés, restaurants and everyday services. The surrounding area is also served by a number of schools, community facilities and public transport links.

Chadwell Heath railway station, providing Elizabeth Line services, is approximately 1 mile away, while Becontree Underground Station (District Line) is also within easy reach. The property benefits from excellent road communications, with straightforward access to the A12, A13 and A406 North Circular Road, providing convenient links to Central London, Essex and the wider motorway network.

📍 THE PROPERTY

The property comprises a detached single-storey building situated on Bennetts Castle Lane, Dagenham. The accommodation benefits from generous external areas, including a large garden to the rear and substantial frontage providing ample parking provision together with additional outdoor space. The property also benefits from further storage accommodation located to the front of the site.

The accommodation extends to approximately 4,600 sq ft GIA and includes a main hall measuring approximately 2,571 sq ft, providing a versatile open-plan area suitable for a range of educational and childcare uses. In addition, the property includes a fitted kitchen of approximately 271 sq ft, a porch area extending to approximately 166 sq ft, together with a portacabin providing approximately 1,200 sq ft of additional accommodation.

The combination of spacious internal accommodation, extensive outdoor areas and on-site parking makes the property well suited for a day nursery, as well as other uses, such as religious/ community, subject to planning.

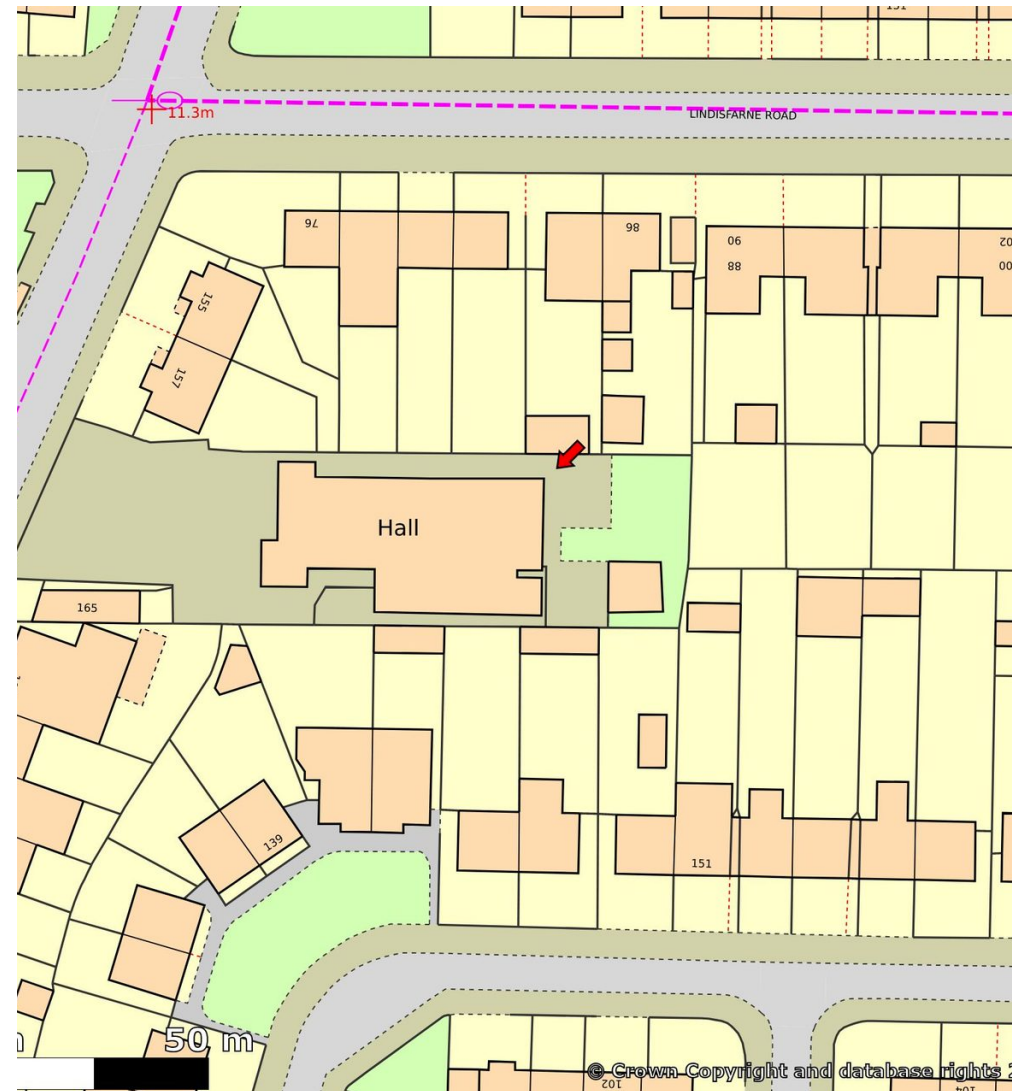
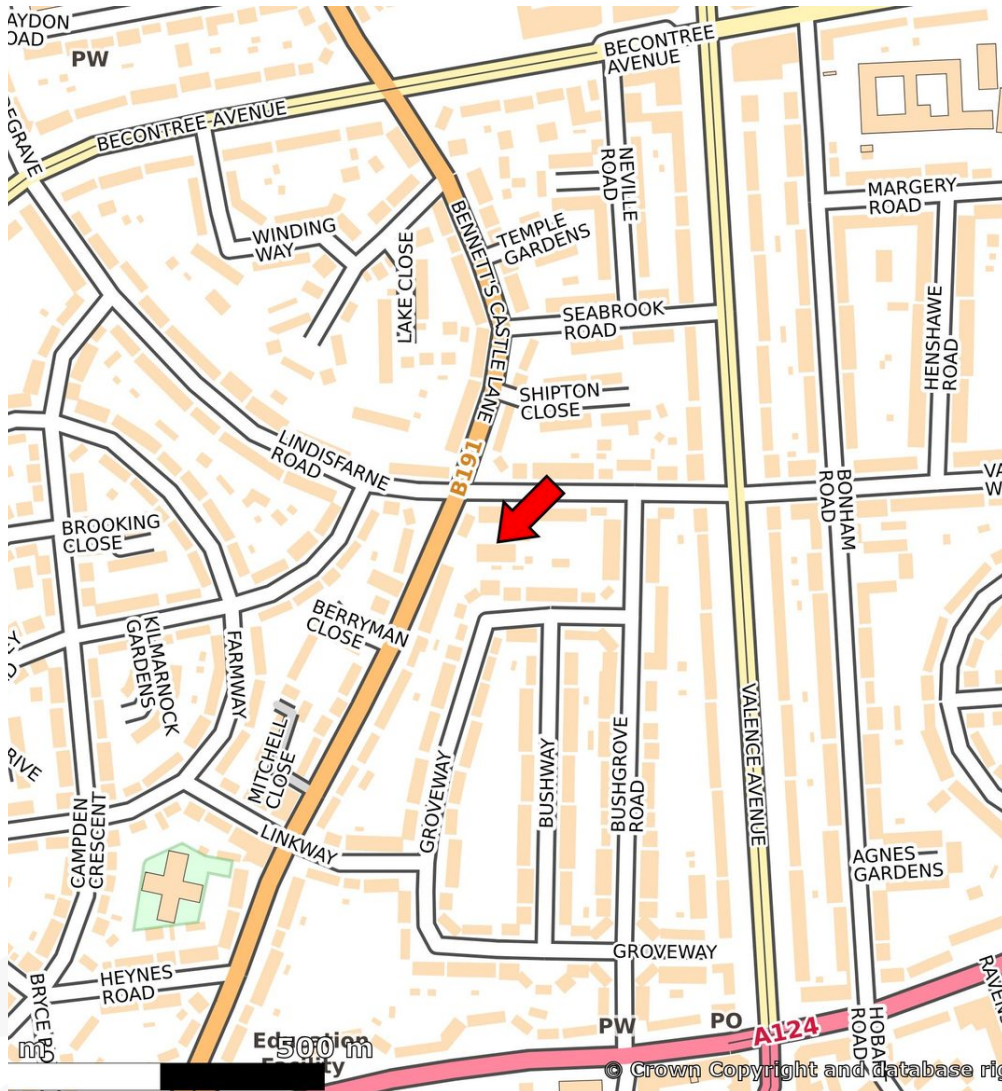
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LOCATION & SITE



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🕯 PLANNING

We are advised the building has a Use Class E. **Applicants are recommended to seek their own advice in relation to planning.**

🕯 RENT

Offers invited in excess of £85,000 per annum exclusive.

🕯 EPC

EPC Rating: C

🕯 VAT

We are advised the property is currently NOT elected for VAT.

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 COSTS

Each party to be responsible for their own legal and professional costs.

🕯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

CONTACT THE TEAM ON:

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STRICTLY BY APPOINTMENT ONLY

IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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