

BATES INDUSTRIAL ESTATE, CHURCH ROAD, HAROLD HILL, ROMFORD, RM3 0HU

TO LET - NEW BUILD INDUSTRIAL UNITS

2,067 sq.ft - 8,268 sq.ft (192.03 m² - 768.12 m²)



Location

The Bates Industrial Estate is situated off Church Road, Harold Wood near Romford. Church Road lies off the A12 Colchester Road and can be accessed from Harold Court Road or Gubbins Lane. The A12 connects with the A127 Southend Arterial Road at Gallows Corner a short distance to the west and the M25 (J28) approx. 2 miles to the east. The local area is served well by public transport with Harold Wood rail station (Liverpool St.) within walking distance from the Estate.

Accommodation

The accommodation comprises 4 new built industrial units which all include loading bays, electric shutters, car parking, secure cycle storage area for 2 cycles and W.C. The units are part of a secure estate which is CCTV monitored on a 24/7 basis.

The units are available individually or combined.

Approximate areas are as follows:

Unit 3a	2,067 sq.ft (192.03 m ²)
Unit 4	2,067 sq.ft (192.03 m ²)
Unit 5	4,134 sq.ft (192.03 m ²)
Total	8,268 sq.ft (768.12 m ²)

Terms

The units are to be offered on new lease terms for a minimum of 5 years.

Rent

On application.

Service Charge

A security charge and building insurance is applicable. Information is available on request.

Rates

To be assessed

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact

Zaman Sheikh

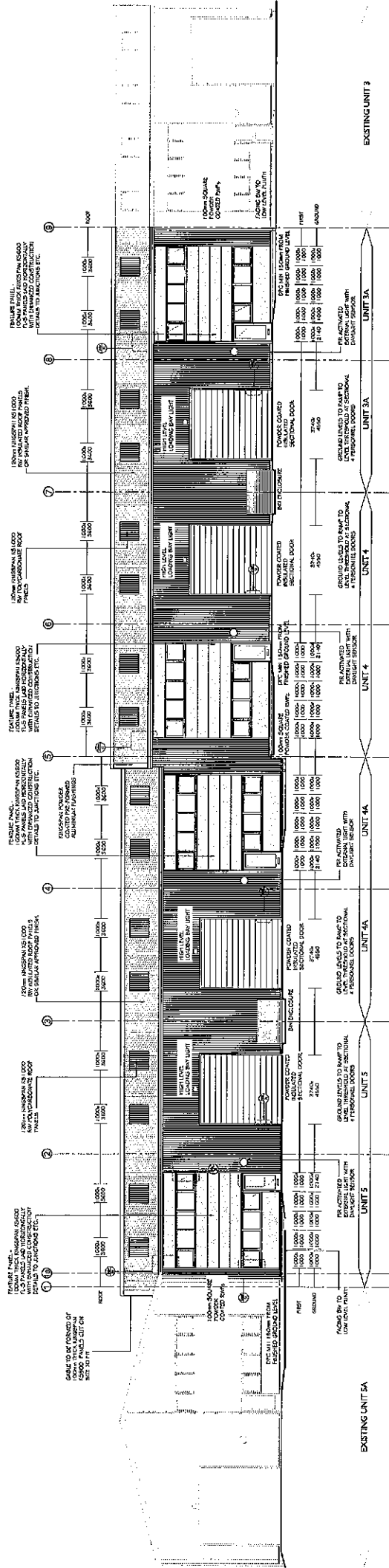
zaman@massandco.com

Or

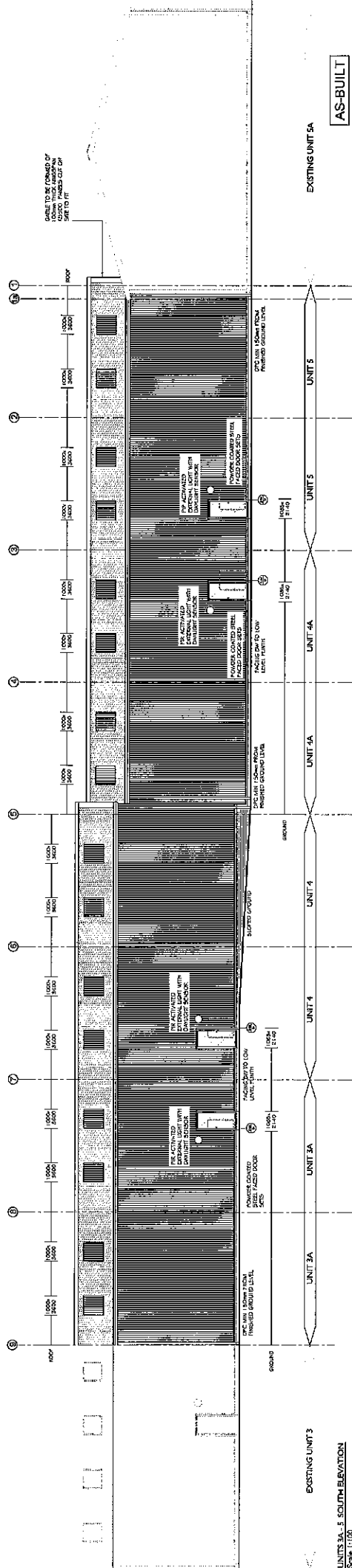
Mark Mannering

mark.mannering@massandco.com

Do not scale from this drawing. All information shown is to be checked on site for accuracy and if any discrepancies or omissions are to be reported to the architect immediately.



UNITS 3A - 5 NORTH ELEVATION
SCALE 1/8" = 1'-0"



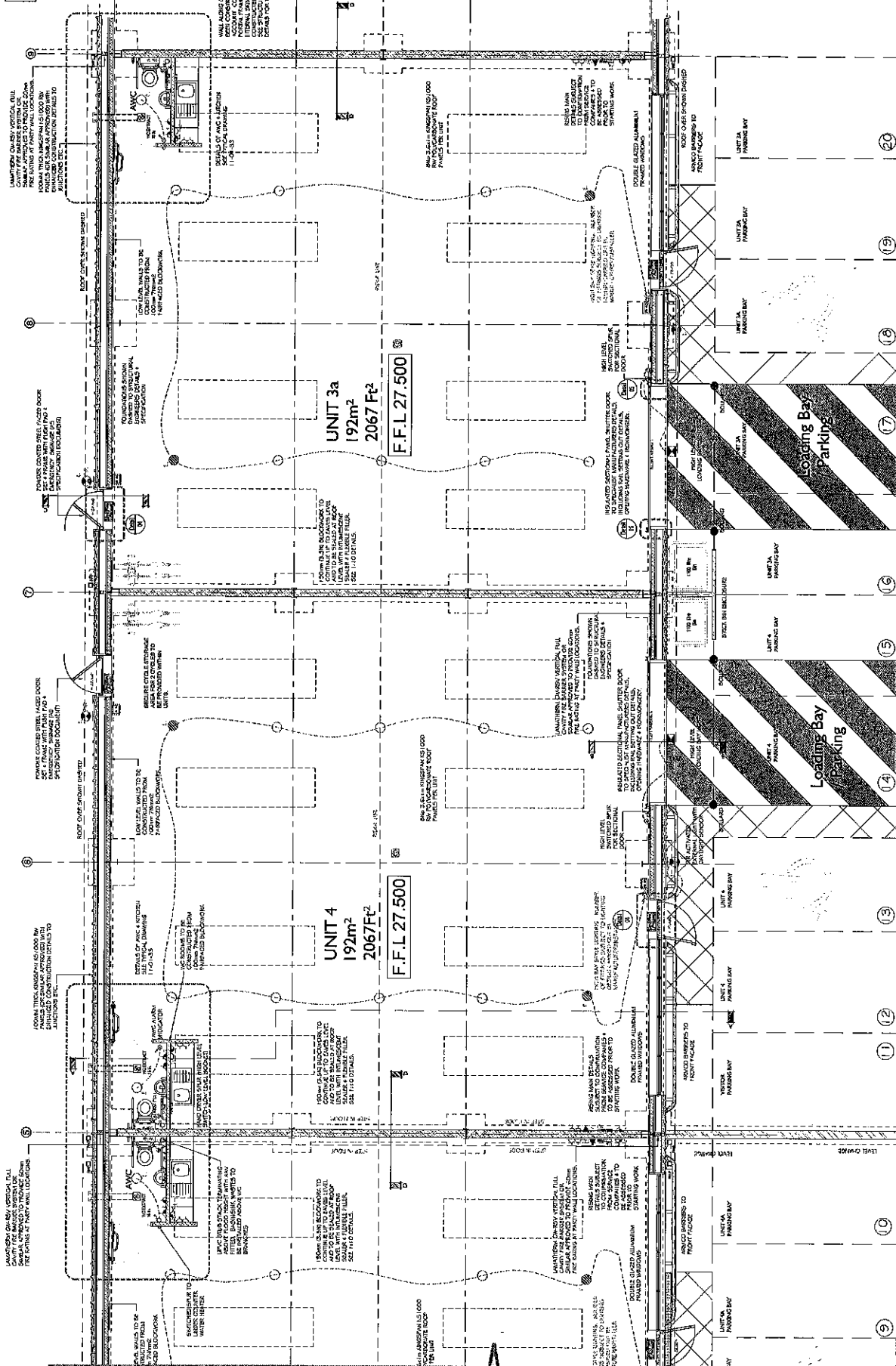
UNITS 3A - 5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

EXISTING UNIT 3A
EXISTING UNIT 4A
EXISTING UNIT 5A
AS-BUILT

1. GENERAL NOTES
2. EXISTING CONDITIONS
3. NEW CONSTRUCTION
4. MATERIALS
5. FINISHES
6. EQUIPMENT
7. MECHANICAL
8. ELECTRICAL
9. PLUMBING
10. PAINTING
11. LANDSCAPING
12. SIGNAGE
13. FURNITURE
14. ACCESSORIES
15. OTHER

PROJECT: UNITS 3A, 4A, 5A	
THE OLD BROWNS END, STATE	
HAROLD WOOD, BIRMINGHAM, AL 35203	
TYPE: PROPOSED ELEVATIONS	
DATE: 1/10/2016	BY: J. D.
SCALE: 1/8" = 1'-0"	PROJECT: UNITS 3A, 4A, 5A
UNITS 3A - 5: Proposed Elevation: Mechanical Room	UNITS 3A - 5: Proposed Elevation: Mechanical Room
UNITS 3A - 5: Proposed Elevation: Mechanical Room	UNITS 3A - 5: Proposed Elevation: Mechanical Room

Do not scale from this drawing. All information shown is to be taken from the drawings. All information shown is to be taken from the drawings. All information shown is to be taken from the drawings.



AS-BUILT

UNIT 3a 192m² 2067 Ft²
UNIT 3b 156m² 1679 Sqft
UNIT 4 192m² 2067 Ft²
UNIT 5 156m² 1679 Sqft

ARCHITECT

THE OLD BROWNS NO. 10
10 OLD BROWNS NO. 10
10 OLD BROWNS NO. 10
10 OLD BROWNS NO. 10

11/01/22

11/01/22

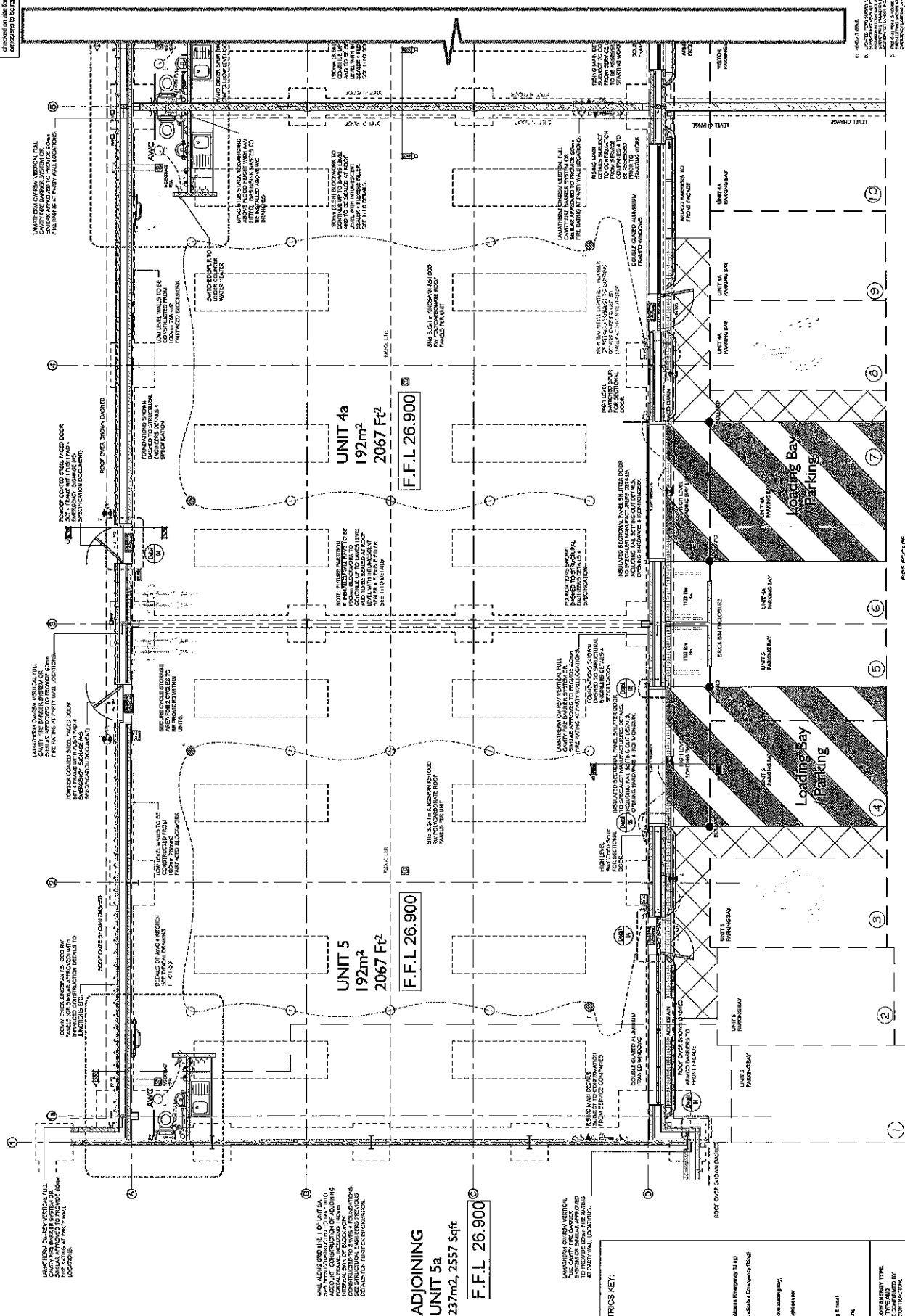
11/01/22

11/01/22

See Drawing 11x01x31 for continuation of Floor plan.

See Drawing 11x01x32 for continuation of Floor plan.

AS-BUILT



DOOR ESCAPE: The majority of people in the New York mall had not noticed the fire alarm, but they did notice the smoke. "The smoke would irritate the eyes and throat," says a fire official. "It would also irritate the lungs." The smoke was so thick that it was difficult to see. The fire official says that the smoke was so thick that it was difficult to see. The fire official says that the smoke was so thick that it was difficult to see.

FLOOR PLAN UNITS 5 & 4A
Scale 1:50.

GENERAL ELECTRICS KEY.

- [illegible]

ELECTRICAL NOTE:
100% OF LIGHT FITTINGS TO BE LOW ENERGY TYPE.
LAYOUT DEPENDENT OF FITTING TYPE AND
MANUFACTURER DETAILS. TO BE CONFIRMED BY
MANUFACTURER & ELECTRICAL CONTRACTOR

LIGHTING TO BE PROVIDED IN CONSULTATION WITH THE ARCHITECT AND CLIENT TO SUIT THE SPACES, FINISHES AND OPERATIONAL USE, ETC.

EMERGENCY LIGHTING
3-HOUR NON MAINTAINED SELF-CONTAINED
MANAGEMENT LUMINARIES SHALL BE PROVIDED.
SEPARATELY SWITCHED MAINTAINED EMERGENCY
ILLUMINATED EXIT SIGNS WILL BE PROVIDED IN PUBLIC
ACCESS AND EXIT ESCAPE ROUTES.

01
Detail

DETAIL KEY (DETAIL NUMBER SHOWN ON DRAWING 11-01-31)

[illegible]