

135 Crow Lane, Romford, RM7 0ES



THREE STORAGE UNITS

TO LET

Approx. 362/520/1034 sq ft (33.6/48.3/96.1 sq m)

- Close to A12/M25
- Electric loading door
- Electric gated access
- CCTV
- Vacant & flexible

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The properties form part of a popular and established industrial area located on the southern side of Crow Lane, approximately 2.2 miles south of the A12. Romford's mainline train station is only approximately 1.2 miles distant, providing an express service to London (Liverpool Street) in approximately 17 minutes. "Gallows corner" is just over 3 miles away linking with the A127 and thereafter junction 29 of the M25. Junction 28 of the M25 is approximately 5.5 miles away. The North Circular is a similar distance to the west.

The property

Three storage units of brick construction to an eaves height ranging between approx. 3.6 – 4.2m beneath mono-pitch roof. Each has an electric loading door and lighting (unit 3 has two doors). There are communal toilets on site and unit 4 has an internal toilet.

Externally, there is a concreted yard providing loading and parking areas. Out of hours, the site is secured by main electric gates to the front.

The working hours are 7.30am – 6.30pm weekdays, 7.30am – 12.30pm Saturdays with no access on Sundays or Bank Holidays.

The units are not suitable for access via articulated vehicle but rigid vehicles and vans are permitted.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 3	1034 sq ft	96.1 sq m
Unit 4	LET	LET
Unit 5	LET	LET

Terms

Available on a flexible basis, allowing 6 weeks notice on either side.

Unit 3	£350 per week
Unit 4	LET
Unit 5	LET

Payable weekly in advance by Direct Debit. 1 month deposit and the first rent payment is 2 weeks rent. Vat is not payable.

Business rates

Exempt under current Small Business Rate Relief rules.

EPC

Awaiting assessment.

Legal costs

None

Agent's Note

All figures quoted are exclusive of Vat (if applicable)
No warranty is given in respect of the planning use.
None of the amenities have been tested.
Details awaiting client's approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.