

20 Bates Road Ind Est. Church Road, Romford,
Essex, RM3 0HU



Industrial/Warehouse Unit TO LET

Approx 4,000 sq ft (371 sq m)

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

Location

Bates Road Industrial Estate is conveniently located south of the A12, Colchester Road, approximately 2 miles from Junction 28 of the M25 providing easy access to the national motorway network. In addition to the proximity of the M25 and A12 Harold Wood mainline station is approximately 1 mile or so distant and provides a service to London Liverpool Street.

The property

The unit is single storey light industrial/warehouse unit and has both a loading door and pedestrian door. It is newly decorated and has the benefit of WC, kitchen and small office.

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

Approx GIA **4,001 sq ft** (**371 sq m**)

Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

Figures

The commencing rent is **£32,000 per annum exclusive** of rates, all other outgoings, service/security charge and VAT.

Business rates

It is the proposed tenant's responsibility to fully satisfy themselves and verify both business rates and planning by contacting the local authority, the London Borough of Havering on 01708 434343.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

An EPC is in the process of being prepared.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

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

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