



STORAGE UNIT APPROX. 512 SQ FT TO LET IN ROMFORD

Rent: £975.00 Per Month

Unit 2
135 Crow Lane
Romford
Greater London
RM7 0ES

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

UNIT 2, 135 CROW LANE, ROMFORD, GREATER LONDON, RM7 0ES

Location

The property forms 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 18 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

Storage unit of brick construction to an eaves height ranging between approx. 3.6 - 4.2m beneath mono-pitch roof. There is an electric loading door and lighting. There are communal toilets on site.

Externally, there is a concreted yard providing loading and parking areas (max 2 car spaces). Out of hours, the site is secured by main electric gates to the front.

The working hours are 7.30am - 6.00pm 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

The approximate gross internal floor areas are:

	Sq Ft	Sq M
Unit 2	512	47.56
TOTAL	512	47.56

Terms

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

Figures

Unit 2 - £225 per week

Payable weekly in advance by Direct Debit.

All other outgoings payable in addition, including contribution towards cleaning of communal toilets.

Costs

1 month deposit is payable, subject to accounts and references.

The first rent payment is 2 weeks rent.

VAT

We are advised VAT is NOT payable on the rent.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

Awaiting assessment.

Planning

The working hours are 7.30am - 6.30pm weekdays, 7.30am - 12.30pm Saturdays with no access on Sundays or Bank Holidays. Due to close proximity to residential properties, only 'quiet' uses will be entertained.

Business Rates

The Rateable Value is £6,900 (April 2026). Assuming the tenant qualifies, Nil rates may be payable. However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

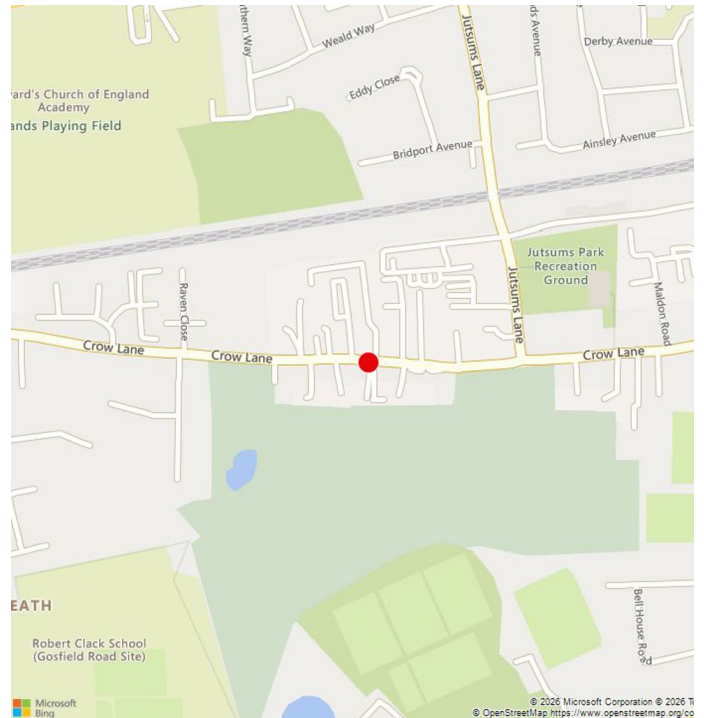
Agents Note

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 or email:

jb@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

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

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

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