



MID-TERRACE UNIT WITH OFFICES APPROX. 3,405 - 6,810 SQ FT (632.8 SQM)

Rent: £45,000 - £88,500

Unit 6
Conqueror Court
Spilsby Road
Harold Hill
Romford
Greater London
RM3 8SB

- Loading door
- 2 miles from M25
- Eaves height approx. 4.25m
- 10 parking spaces plus communal area
- Air conditioning
- 3-phase

UNIT 6, CONQUEROR COURT, SPILSBY ROAD, HAROLD HILL, ROMFORD, GREATER LONDON, RM3 8SB

Location

The property is located on Conqueror Court forming part of the Harold Hill Industrial Estate lying adjacent the A12. The property is approximately 0.25 miles from the Gallows Corner intersection of the A127 and 2 miles from the M25 at Junction 28. Harold Wood rail station is located 1 mile south east with services into London Liverpool Street in approx. 35 mins.

The Property

An end-terrace warehouse/industrial unit comprising elevations of profile cladding above concreted panels. There is an excellent eaves height of approx 6.5m, rising to approx 10m at the apex. Two loading doors provide access and open onto a loading area. Internally, there are ground and first floor offices with welfare facilities.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground Floor	3,405	316.32
First Floor	3,405	316.32
TOTAL	6,810	632.65

Terms

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews. The lease will be contracted outside the renewal provisions of the Landlord & Tenant Act.

Figures

£88,500 per annum exclusive Or £45,000 per annum exclusive per floor.

Costs

A service charge is payable for communal costs.

VAT

VAT is payable in.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is E111, expiring November 2029

Business Rates

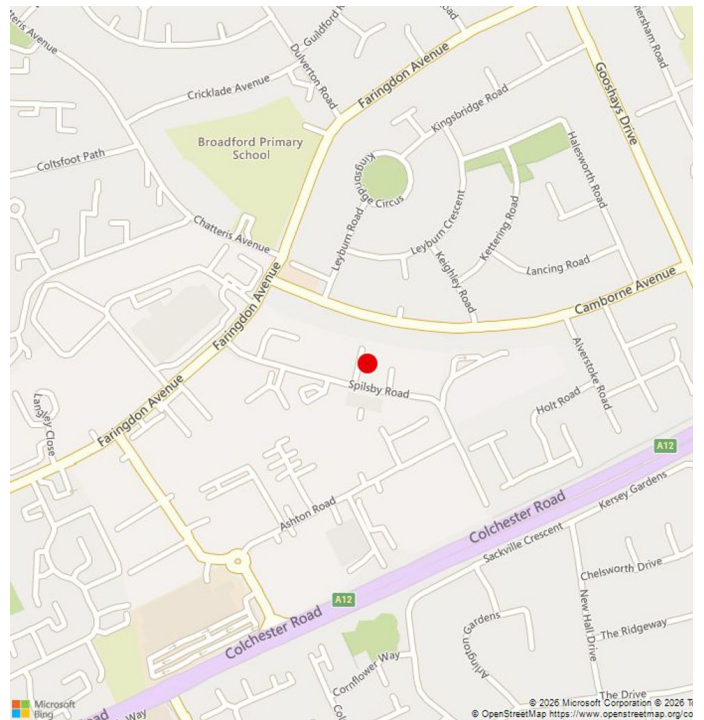
We are advised the Rateable Value (2023) is £68,500, making the rate payable approximately £34,935pa however, interested parties are advised to satisfy themselves fully with the local authority in this respect.

Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:
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