



UNIT WITH OFFICES APPROX. 6,719 SQ FT (624.2 SQ M)

Rent: £94,066

Unit 32B
Bates Industrial Estate
Church Road
Harold Wood
Romford
Greater London
RM3 0HU

- Available now
- Easy access to A12 and M25
- Walking distance of Harold Wood mainline station
- 24hr CCTV
- Popular Estate

UNIT 32B, BATES INDUSTRIAL ESTATE, CHURCH ROAD, HAROLD WOOD, ROMFORD, GREATER LONDON, RM3 0HU

Location

The property forms part of a well located industrial estate within close proximity of the A12, less than 2 miles to Junction 28 of the M25. Mainline rail services can be found at Harold Wood less than 1 mile away. London Liverpool Street is approximately 35 minutes away.

The Property

A mid-terrace industrial / warehouse unit benefiting from internal toilet facilities and first floor office. Access is via a roller shutter. There is parking on site.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit	6,719	624.2
TOTAL	6,719	624.2

Terms

Available on a new full repairing and insuring lease for a term to be agreed including periodic upward only rent reviews.

Figures

£94,066 pax.

Costs

There is a service charge payable, further details upon request.

VAT

VAT is payable

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C66, expiring March 2033.

Business Rates

The Rateable Value (2023) is £51,500, making rates payable approx. £28,582.50pa. However, interested parties are advised to satisfy themselves fully with the local authority in this respect.

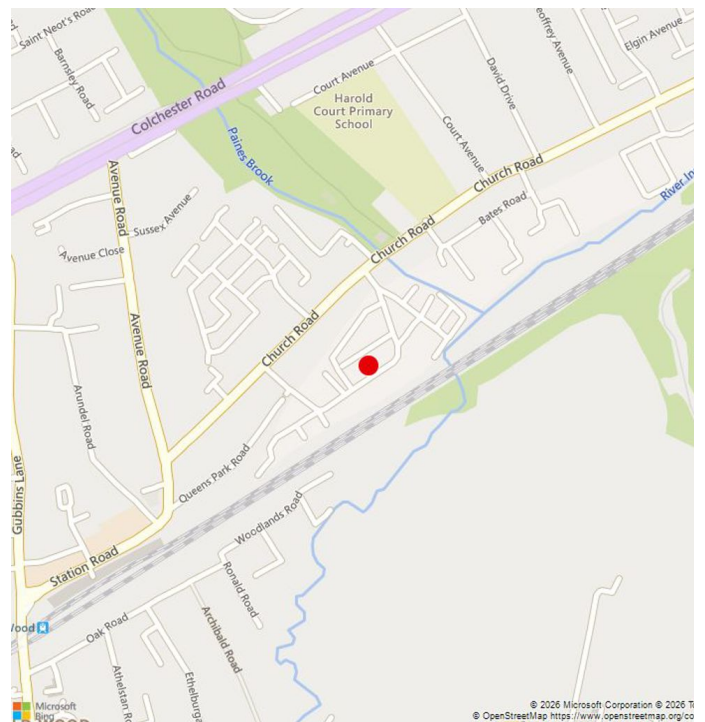
Agents Note

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.
The information provided in these particulars has been provided by a third party so the incoming tenant should satisfy itself in all respects.

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

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. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



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