



CENTRAL WAREHOUSE APPROX. 20334 SQ FT (1890 SQ M) WITH PRIVATE CAR PARK APPROX. 9931 SQ FT (923 SQ M) - TO LET

Rent: £205,000 Per Annum

Century House
69-71 Oldchurch Road
Romford
Greater London
RM7 0BB

- Adjacent Rom Valley Retail Park
- Next Oldchurch Hospital
- A12 approx. 1 mile
- Romford Train Station approx. 0.5 mile
- Three Loading Doors
- Approx. 5.5m eaves

CENTURY HOUSE, 69-71 OLDCHURCH ROAD, ROMFORD, GREATER LONDON, RM7 0BB

Location

A very central location at the junction of Rom Valley Way (A125) and Oldchurch Road. This is an excellent trade location close to the Rom Valley Retail Park, benefitting from quick access to the A12 and Train Station.

The Property

A detached warehouse arranged in five main sections accessed by three loading doors via a large private yard.

The ground floor provides an eaves height of approx. 5.5m and is fitted with fluorescent lighting, 3-phase power and mains gas. There are office and welfare facilities.

On the first floor is former showroom, office and welfare accommodation.

Externally, there is a large yard providing loading and parking space. There is also a pay and display car park immediately to the rear of the building.

Accommodation

The approximate floor areas are:

| | Sq Ft | Sq M |
|--------------|---------------|-----------------|
| Ground floor | 16,577 | 1,540 |
| First floor | 3,758 | 349.12 |
| Car park | 9,931 | 922.59 |
| TOTAL | 30,265 | 2,811.62 |

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£205,000 per annum exclusive.

All other outgoings payable in addition. Subject to accounts and references, a rent deposit will be payable.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is D expiring January 2036.

Business Rates

The Rateable Value (2023) is £159000, making the rates payable in the region of £88245pa (25/26).

Anti Money Laundering

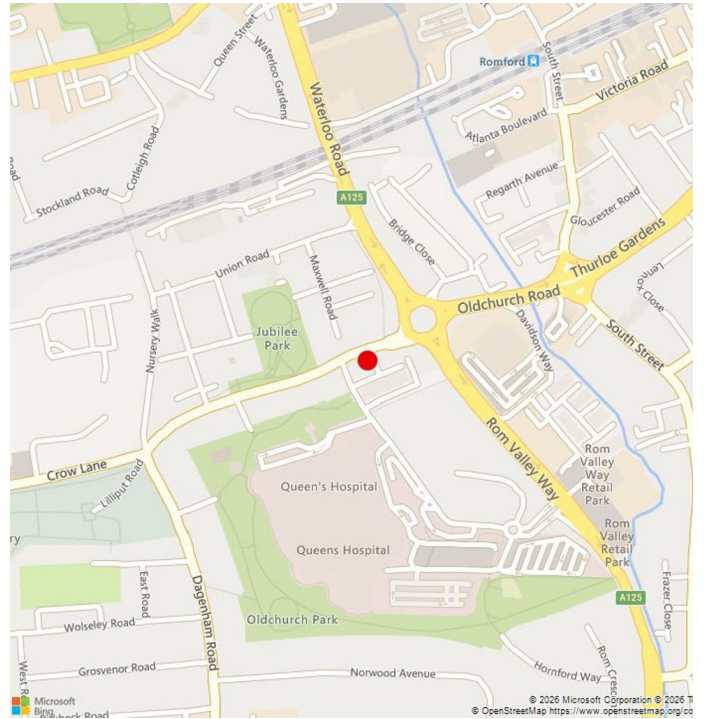
All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

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: 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:

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