



REFURBISHED UNIT APPROX. 4000 SQ FT (371 SQ M) ON POPULAR ESTATE

Rent: £50,000 Per Annum

Unit 1f
Bates Industrial Estate
Church Road
Harold Wood
Romford
Greater London
RM3 0HU

- Vacant
- Accessible for A12 and M25
- Walking distance of Harold Wood Station
- CCTV

UNIT 1F, 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 single-storey commercial unit comprising steel portal frame construction beneath a pitched roof. Access is via an electric loading door. Internally, there is LED lighting and windows providing natural light.

There is on-site parking allocated based on floor space taken.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor unit	4,000	371.6
TOTAL	4,000	371.6

Terms

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

Figures

£50000pax

All other outgoings are payable in addition. VAT is payable.

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

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

Unit 1F B38 - expiring August 2032

Agents Note

All figures quoted are exclusive of VAT (if applicable)

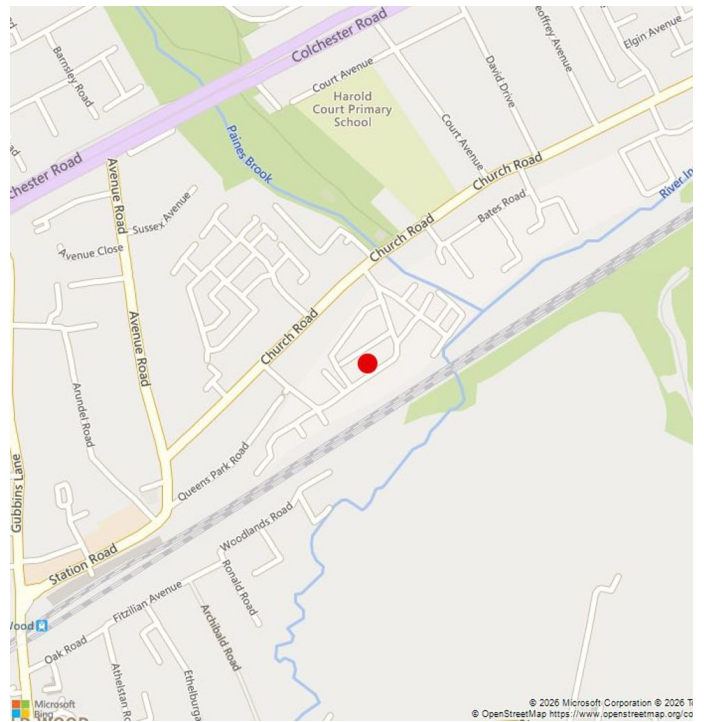
No warranty is given in respect of the current planning use.

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

Enquiries/Viewing

Please contact us on 01708 860696 or email:

office@branchassociates.co.uk



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

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, 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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