

Unit 13 Falcon Business Centre, Harold Hill, Romford, RM3 8UR



Modern Unit with Offices
Approx 2,600 sq ft (241.9 sq m)

TO LET

- Established Trade Counter development
- Adjacent Wurth, Autowindscreens, Tool Station
- 5 car spaces
- Solar panels
- Three phase power

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property is located on Farringdon Avenue, within the established Harold Hill Industrial area, to the north east of Romford town centre. Road communications are excellent with good access to the M25/A127/A12. Rail facilities are provided at Harold Wood rail station with a service into London Liverpool Street in approx 35 mins, whilst the area is well served with numerous bus routes. Nearby occupiers include Wurth, Eurocell, Autowindcreens, Rexel, Tool Station and Motor Parts Direct.

The property

An end terrace unit of portal frame construction with an eaves height of approximately, 7.6m.

A slide over loading door provides loading facilities and opens onto a forecourt with 5 car spaces to the side.

Internally, there are first floor offices and ground floor toilet facilities. Kitchen facilities have been installed at ground and first floor.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Ground floor	2084 sq ft	193.7 sq m
First floor	518 sq ft	48.2 sq m
Total	2,600 sq ft	241.9 sq m

Terms

The property is held by way of a full repairing and insuring lease, subject to a Schedule of Condition for 10 years from 5th September 2018. There is a tenant only break option on the fifth anniversary on 6 months' notice, as well as a static or upward only rent review. A service charge is payable for maintenance of the common parts, details of which are payable on request.

Figures

The passing rent is **£35,000** per annum exclusive plus VAT.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

Energy Performance Certificate

The EPC rating is B48.

Business Rates

The Rateable Value is £28,500 (2017), making the Rates Payable £13,965 pa (20/21).

Agent's 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.

These particulars are awaiting our client's approval.



Enquiries/viewing

By prior appointment with joint sole agents:

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