

Unit 2 Avenir Works, 22-23 Danes Road, Romford, RM7 0HL



Refurbished Warehouse/Unit

TO LET *Stepped Rent Incentive*

Approx. 1,002 sq ft (93.1 sq m)

- Refurbished
- Electric loading door
- LED lighting
- Toilet & kitchenette
- Vacant
- 2 car spaces

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

Location

The property forms part of an established industrial estate, accessed from Crowe Lane. Romford Train Station is approximately 1.1 miles away, providing a service to London (Liverpool Street) in approximately 17 minutes. The A12 lies approximately 2 miles away, providing a link to the M25 thereafter.

The property

The property occupies a mid-terrace position being constructed of concrete portal frame with blockwork elevation beneath a pitched metal profile roof.

Access is via a small electric roller shutter loading door and pedestrian door to the front.

Internally, a carpeted mezzanine is installed which provides further storage space. The unit has been refurbished and has LED lighting, power points, a single toilet and kitchenette.

2 car parking spaces are allocated on site.

The units are not suitable for access via articulated vehicle but rigid vehicles and vans are permitted.

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

Ground floor	574 sq ft	53.4 sq m
Mezzanine	427 sq ft	39.7 sq m
Total	1,002 sq ft	93.1 sq m

Figures

Year 1	£1,666 pcm
Year 2	£1,833 pcm
Year 3 onwards	£2,000 pcm

Stepped rent option is subject to a minimum 3-year lease and satisfactory accounts/references.

Utilities and Business Rates (if applicable) are payable in addition. The rent is inclusive of service charge and building insurance.

Terms

Available on a minimum 3-year lease, subject to periodic static or upward only rent reviews.

A rent deposit is payable, subject to accounts and references.

Business rates

The Rateable Value is £7,800 (2023). Small Business Rate relief may apply, however, interested parties are advised to satisfy themselves fully in respect of rates payable with the local authority.

EPC

The EPC rating is C60.

Legal costs

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

Agent's Note

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

All figures are exclusive of VAT (if applicable).

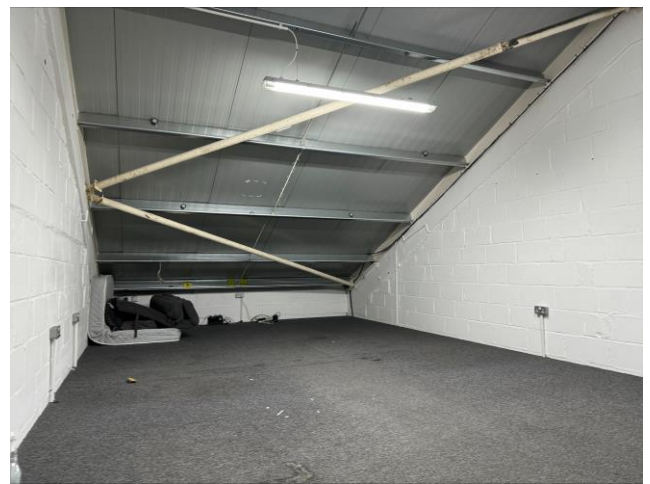
No warranty is given in respect of the planning use.

Details are awaiting client approval.

Enquiries/viewing

Please contact us on 01708 860696 or email:

jb@branchassociates.co.uk



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