

36 Bates Road, Romford, RM3 0JH



Warehouse approx. 9,380 sq ft (872.3 sq m)
TO LET

- Available now
- Easy access to A12 and M25
- Walking distance of Harold Wood mainline station
- Parking to front / side / rear
- Kitchen, offices and welfare facilities
- Three loading doors

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

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 detached unit comprising steel portal frame with pitched roof providing an eaves height of approx. 3.2m with an apex height of approx 6m. There are ground floor offices, kitchen and welfare facilities. Externally there is parking for multiple cars.

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

Unit 36 9380sqft 872.3sqm

Note: the above area has been provided by our client and should be verified on site in due course

Terms

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

Figures

£103,180 pax plus VAT.

Business rates

The Rateable Value is £52,500 (2023) making rates payable approximately £26,880 pa. However interested parties should satisfy themselves in this respect.

Legal costs

Each party is to bear their own legal costs incurred.

Energy Performance Certificate

The EPC rating is D81.

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.

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



Enquiries/viewing

Please contact us on 01708 860696 or email: jb@branchassociates.co.uk

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