

78 Lower Bedfords Road, Romford, Essex RM1 4DQ



Prominent former Builders Merchant yard approx. 13,000 sq ft
(1209 sq m)

TO LET

- Main road frontage
- In the process of being cleared & surfaced
- Specific requirements can be incorporated at this stage
- Regular shape
- All mains services

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

Location

The property benefits from an approximate 40m frontage to the southern side of Lower Bedfords Road, a busy main road linking with Straight Road, a short distance to the east. Straight Road leads to the Gallows Corner Roundabout, providing access to the A12 and A127, approximately 2.2 miles away.

The property

A former builders merchant site with gated access directly on to Lower Bedfords Road. Our client is in the process of clearing and surfacing the yard. Specific tenant requirements could be incorporated at this stage, subject to terms.

A site plan is available on request.

Accommodation Measured via Promap digital mapping, the approximate areas are as follows:

Total remaining site area **13,000 sq ft** **1,209 sq m**

Tenure

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

Figures

£65,000 per annum exclusive.

Building insurance, business rates and utilities are payable in addition. A rent deposit according to financial status will be payable.

Legal costs

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

Energy Performance Certificate (EPC)

Not applicable.

Business Rates

The Rateable Value (2017) is £25,750, making the rates payable in the region of £12,600pa (22/23). From April 2023 the new Ratable Value is £30,750.

The business rates will be reassessed as two separate sites in due course.

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.

All areas should be verified on site in due course.

Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk

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