

Rear of 2 Heather Close, Romford, RM1 4PD



STORAGE UNIT

TO LET ****RENT REDUCED****

Approx. 403 sq ft (37.5 sq m) with loading area approx.
223 sq ft (20.8 sq m)

- Close to A12/M25
- Electric loading door
- Gated access
- Water/drainage/single-phase power
- Vacant & flexible

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

Location

The property lies to the rear of a residential dwelling, fronting Pettits Lane North. The A12 (Eastern Avenue) is approximately 0.4 miles away, providing a link to both the A127 and the M25 thereafter. Romford's mainline train station is only approximately 2.3 miles distant, providing a service to London (Liverpool Street) in approximately 30 minutes.

The property

A single-storey blockwork converted garage comprising flat insulated roof (new) with electric roller shutter to the front. Internally, the unit has been repainted and a new floor coating has been laid. There is LED lighting, single-phase power sockets and drainage connection. A small toilet has also recently been installed at the rear.

The unit benefits from a water connection and drainage, should the ingoing tenant wish to install a small kitchenette.

Externally, there is a loading/parking area which has also had a new floor coating. Access is from Pettits Lane North via a shared drive. There is a manual sliding gate fitted.

Due to the close proximity to residential dwellings, quiet uses will only be considered by our client.

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

Unit	403 sq ft	37.5 sq m
Loading/parking	223 sq ft	20.8 sq m

Figures

£8,000 per annum exclusive.

We are advised there is no VAT payable on the rent. Utilities and building insurance payable in addition.

Terms

Available on a flexible basis for a term to be agreed.

Business rates

We are unable to locate an entry online concerning business rates for this property. Interested parties are advised to satisfy themselves fully with the local authority in this respect.

EPC

Not applicable.

Legal costs

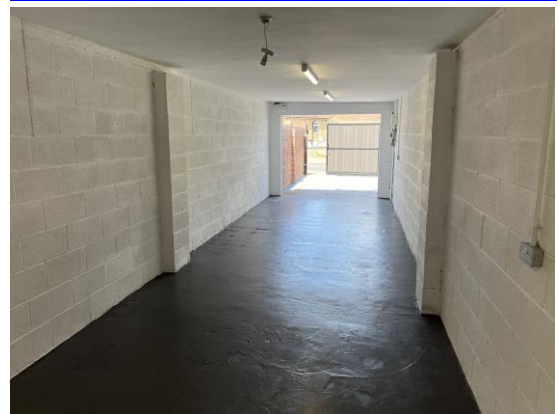
Each party to be responsible for the payment of its own legal costs.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the planning use. Interested parties are advised to satisfy themselves fully in regards to the planning use with the local authority. None of the amenities have been tested. Details awaiting client's approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



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