

Unit 6, 135 Crow Lane, Romford, RM7 0ES



STORAGE UNIT

TO LET

Approx. 511 sq ft (47.5 sq m)

- Close to A12/M25
- Electric loading door
- Electric gated access
- Security Light & CCTV
- Vacant & flexible

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

Location

The property forms part of a popular and established industrial area located on the southern side of Crow Lane, approximately 2.2 miles south of the A12. Romford's mainline train station is only approximately 1.2 miles distant, providing an express service to London (Liverpool Street) in approximately 17 minutes. "Gallows corner" is just over 3 miles away linking with the A127 and thereafter junction 29 of the M25. Junction 28 of the M25 is approximately 5.5 miles away. The North Circular is a similar distance to the west.

The property

A storage unit of brick construction to an eaves height ranging between approx. 3.55 – 3.85m beneath mono-pitch roof. The unit has an electric loading door and lighting. There are communal toilets on site.

Externally, there is a concreted yard providing loading and parking areas. Out of hours, the site is secured by main electric gates to the front.

The working hours are 7.30am – 6.00pm weekdays, 7.30am – 12.30pm Saturdays with no access on Sundays or Bank Holidays.

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:

Unit 6 511 sq ft 47.5 sq m

Terms

Available on a flexible basis, allowing 6 weeks notice on either side.

Figures

Unit 6 £220 per week exclusive

Payable weekly in advance by Direct Debit. 1 month deposit and one weeks rent is payable in advance. A charge of £10pcm is payable for cleaning of the toilet facilities. Electricity and building insurance are payable in addition. VAT is not payable.

Business rates

Exempt under current Small Business Rate Relief rules. The ingoing party must satisfy themselves in this respect.

EPC

Awaiting assessment.

Legal costs

None

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the planning use. None of the amenities have been tested. Details awaiting client's approval.

Enquiries/viewing

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



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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

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COMMERCIAL PROPERTY SPECIALISTS

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