



TO LET

Unit 36, Bates Road,,
Romford, RM3 0JH

9,380 sq ft

Single storey
Industrial/Warehouse
Property with two Roller
Shutters, large forecourt
at the front and loading
facilities at the rear.



Description

Single storey Industrial/Warehouse Property with two Roller Shutters (Front & Rear), a large forecourt at the front and good loading facilities at the rear.

Location

The Property is located on The Old Brickworks Industrial Estate situated in an established industrial area in Harold Wood. Colchester Road/Eastern Avenue (A12) is a short distance to the west of the estate and links to the M25 Motorway (Junction 28) to the north and the North Circular Road (A406)/M11 Motorway (Junction 4) and the City to the south.

The area is well served by numerous bus routes and rail connections are provided at nearby Harold Wood Railway Station (Great Eastern Main Line) with a service to London Liverpool Street Station (journey time of 35 minutes).

Key points

- Large Forecourt (Front)
- Lighting
- Loading Facilities (Front & Rear)
- Offices
- Power Points
- Three Phase Electricity Supply
- 2 Roller Shutters (Front & Rear)
- W.C. Facilities





Rents, Rates & Charges

Lease	New Lease
Rent	£103,250.00 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



Nicholas Westray
020 3967 0103
07932 707 071
nwestray@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 22/04/2024