



**Industrial Park: Romford**

**Monthly £29,250**

## RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 904389**

Prime Industrial Space Available for Letting, Harold Hill, Romford. This vast industrial unit finds itself in the hart of the Trade City industrial estate with great links to the A12, A127 and M25. The unit is fitted with two roller shutter doors (4m x 4.6m) which allow for great access to the warehouse.

The property has an extensive mezzanine floor with a load capacity of 600kg per square metre.

The unit is also equipped with two levels of offices with a directors office, boardroom, male and female toilet facilities and a kitchen.

The property has ample parking at the front of the property as well as CCTV for security.

## DETAILS

Welcome to Trade City, where industrial excellence meets unparalleled convenience. We are thrilled to offer an exceptional opportunity for businesses seeking top-tier industrial space in a prime location. Strategically positioned at Trade City, Harold Hill, Romford, our industrial unit boasts a

perfect blend of functionality, accessibility, and modern amenities, making it an ideal choice for a wide range of industrial activities.

## KEY FEATURES

1. **Spacious Layout:** Spanning 15,210 square feet, our industrial unit offers a spacious layout, providing ample room for various manufacturing, storage, or distribution needs.
2. **High Ceilings:** Equipped with high ceilings, the unit facilitates efficient vertical storage and operation of machinery, ensuring optimal utilization of space.
3. **Loading Bays:** Streamline your logistical operations with convenient loading bays, facilitating seamless transportation of goods and materials.
4. **Modern Facilities:** Our industrial unit is outfitted with state-of-the-art facilities, including advanced security systems, ample parking space, and well-maintained common areas.
5. **Flexible Terms:** We understand that every business has unique requirements. That's why we offer flexible leasing terms tailored to suit your specific needs, ensuring a hassle-free leasing experience.

## LOCATION HIGHLIGHTS

- **Strategic Location:** Situated near to the centre of Romford, our industrial unit enjoys easy access to major transportation routes, including highways (A12, A127 and M25), railways (Harold Wood), facilitating efficient connectivity and distribution networks.
- **Business Hub:** Benefit from being part of a thriving industrial ecosystem, surrounded by a diverse array of businesses, suppliers, and potential partners.
- **Local Amenities:** Take advantage of nearby amenities such as restaurants, cafes, and retail outlets, providing convenience and comfort for you and your employees.

## IDEAL FOR

- Manufacturing and Production
- Warehousing and Distribution
- Logistics and Transportation
- Research and Development

- Light Industrial Activities

### **INSURANCE**

Contents insurance is the responsibility of the tenant.

### **NON DOMESTIC RATES**

The tenant will be responsible for the payment of non domestic rates.

### **SERVICE CHARGE**

The tenant will be responsible for paying a service charge

### **TERMS**

To be agreed with the landlord.

### **VIEWINGS**

Don't miss out on this exceptional opportunity to elevate your business to new heights. Contact us today to schedule a viewing.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.



