

# TO LET - INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES AND ALLOCATED CAR PARKING IN ROMFORD.

UNIT 3 NORTHGATE INDUSTRIAL ESTATE, COLLIER ROW ROAD, ROMFORD, ESSEX, RM5 2BG  
5,204 SQ.FT ( 483.47 M<sup>2</sup> )



## Key Features

- Electric Roller Shutters
- 4.72m Min Eaves Height
- 8 Car Parking Spaces
- Office Mezzanine

## Viewing

Strictly by prior appointment with joint sole agents

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## Location

The unit is located within the Northgate Industrial Park, located off Collier Row Road providing good access to the A12 via Whalebone North, which links into the M25 to the East and A406 to the West. The site also provides good access to the M11 via Loughton.

## Accommodation

Comprising of an end of terrace industrial/warehouse unit comprising of a brick built office block leading to a predominantly open plan warehouse with further office accommodation on both ground and mezzanine levels. Amenities include electric roller shutters and circa 8 allocated car parking spaces. The front office is of good specification benefitting from carpeting throughout, LED lighting and perimeter trunking. Approximate area is as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Warehouse	3,326 sq.ft ( 309.00 m <sup>2</sup> )
Front Office	695 sq.ft ( 64.57 m <sup>2</sup> )
Mezzanine	1,183 sq.ft ( 109.90 m <sup>2</sup> )
<b>Total</b>	<b>5,204 sq.ft ( 483.47 m<sup>2</sup> )</b>

## Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed subject to periodic, upward only rent reviews.

## Rent

Rent On Application

## Rates

Rateable Value	To be re-assessed
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## VAT

Value Added Tax is not applicable in respect of this property.

## Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

## Energy Performance Asset Rating

D	◀ 96	This is how energy efficient this building is
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## Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.