

FORMER GYM PREMISES

D1/E USE CLASS

7,584 SQ FT

TO LET

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13 Bridge Close, Romford, Essex, RM7 0AU

### The Property

The property comprises a ground floor light industrial/office unit (Use Class E) with a GIA of approximately 7,584 sq ft and benefits from the following amenities:

- Male & female WC's and changing room
- 5 parking spaces
- Current gym fit-out
- Partitioned glass offices
- Roller shutter

### Location

The unit is easily accessible from the A12 and links within 20 minutes to the M11 and M25. Romford Station is served by the Overground and Greater Anglia lines.



## Floor Area

7,534 sq ft

## Lease

The property is available on a new lease from the Landlord contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

## Rent

£17 per sq ft.

## Business Rates

Business rates are payable to the London Borough of Havering for 2021/22 are approximately £37,500.

## Energy Performance Assessment Rating

Ground Floor 13 Bridge Close ROMFORD RM7 0AU	Energy rating <b>D</b>
Valid until 6 December 2030	Certificate number 4964-7903-4188-6880-8071

## Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**BEN PATER**  
07915 066170  
ben@sbhpageread.co.uk

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