

TO LET (MAY SELL)

Industrial/Roadside Retail Unit

10,730 sq. ft. (997 m²)

0.25 Acres (10,730 sq. ft.)

3-7 THE PARADE

Southend Arterial Road, Harold Wood, Romford, Essex, RM3 0EX

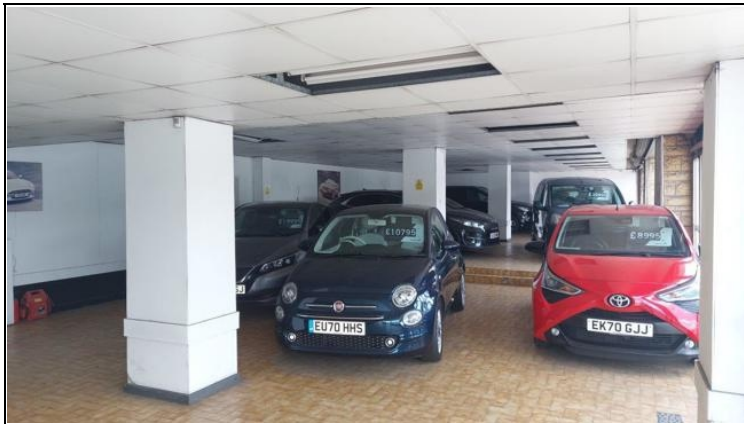
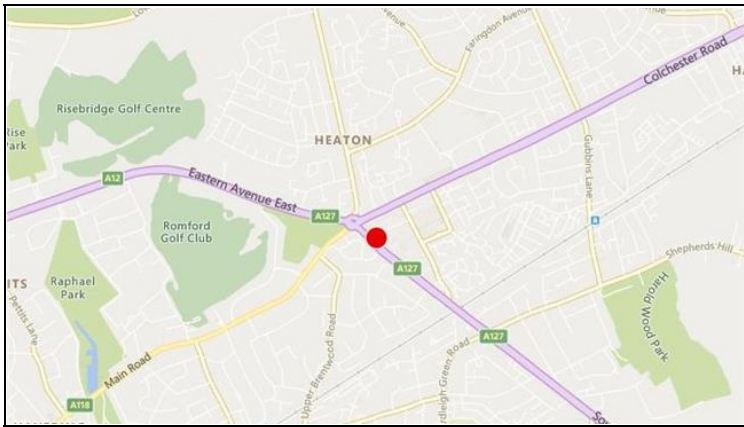


- Prominent roadside location
- All uses considered STP

- Bespoke accommodation on a build to suit basis
- Close to a number of national occupiers such as: Magnet Kitchens, Halfords and Furniture World

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01708 766733
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LOCATION

The property is located just off Gallows Corner which is approximately 2.7 miles from Romford Rail Station on Southend Arterial Road (A127) which provides access to London and Essex via the A12, both east and west. Gallows Corner Retail Park is located immediately to the north of the premises which is home to national retailers including Magnet Kitchens, Halfords and Furniture Village.

DESCRIPTION

The site currently comprises a car show room within a mixed use building benefiting from a good sized front forecourt and rear parking. 3-7 The Parade is offering occupiers bespoke accommodation on a build to suit basis. The site would suit a number of occupiers subject to the necessary consents.

ACCOMMODATION

Total: 10,730 sq. ft. (997 m²)

Site Area: 10,730 SqFt / 0.25 acres

The above areas are approximate and have been measured on a gross internal basis using Googlemaps.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, our client may consider a sale on a Long Leasehold basis.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

EPC

An EPC has been commissioned at rating E.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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