

TO LET

Two Storey Business Unit

3,369 sq. ft. (313 m²)

UNIT 9, BROOKE TRADING ESTATE,

Lyon Road, Romford, Essex RM1 2AT



- Walking distance of Romford Town Centre and Romford Station (0.5 miles)
- 3 Phase power
- Up to 6 car parking spaces

- 2.9m to underside of the concrete slab
- High quality first floor office
- Double glazed windows

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

The property is situated at the end of Lyon Road just off South Street, a main feeder road into Romford Town Centre. Easy access provided to the A12 Eastern Avenue, which provides access to The City to the west and the M25 to the east via Junction 28. Romford Rail station provides a fast and frequent service to London Liverpool Street which now benefits from the Crossrail improvement works.

DESCRIPTION

The property comprises a two story business unit. Internally, the ground floor provides clear warehouse/workshop space whilst the first floor provides high specification office accommodation. The office accommodation benefits from glass partitioned meeting/directors rooms, overhead AC, gas central heating, kitchenette and WC facilities. Externally, the property benefits from electric roller shutter access, loading area and up to 6 car parking spaces.

ACCOMMODATION

Ground Floor:	1,819 sq. ft. (169 m ²)
First Floor:	1,550 sq. ft. (144 m ²)
Total:	3,369 sq. ft. (313 m²)

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

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£48,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation office Agency, we are advised that the property has a Rateable Value of £23,250 which, from 1 April 2023, will increase to £27,500. Interested parties are advised to make their own enquiries of the London Borough of Havering for rates payable.

SERVICE CHARGE

A service charge is applicable, currently standing at £616 per annum.

EPC

An EPC has been commissioned at Band B.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Kieran Conlan
Tel: 01708 766733 / 07969 743810
Email: kieran.conlan@kemsley.com

Ben Collins
Tel: 01708 766733 / 07740 565222
Email: ben.collins@kemsley.com

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