

**FOR SALE**

## Industrial Unit and Yard

7,247 sq. ft. (673 m<sup>2</sup>) on a site of 0.72 acres

## UNIT 3 LANGLEY CLOSE

Harold Hill, Romford, Essex, RM3 8XB



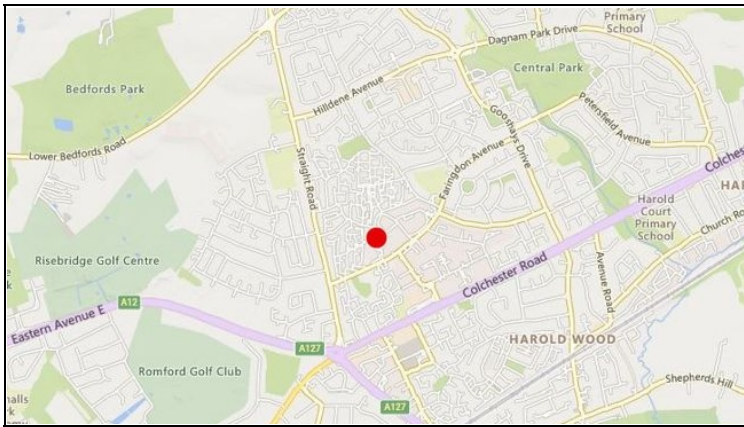
- Self-contained secure site
- Detached warehouse with ancillary offices
- Gated and fenced to the perimeter

- Extensive yard area
- All mains services
- 3.25m minimum eaves height

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)





### LOCATION

The property is situated at the end of Langley Close which forms part of the established Harold Hill Industrial Estate. The property benefits from excellent road links with both the A12 Eastern Avenue and A127 Southend Arterial Road in close proximity.

### DESCRIPTION

The property comprises a detached industrial/warehouse building of concrete frame construction providing primarily clear warehouse accommodation with ancillary offices to the front of the unit. The building benefits from a self-contained secure yard which is laid to concrete and tarmacadam hardstanding and is gated and fenced to the perimeter.

### ACCOMMODATION

Warehouse	5,760 sq. ft. (535 m <sup>2</sup> )
Office	1,487 sq. ft. (138 m <sup>2</sup> )
<b>Total</b>	<b>7,247 sq. ft. (673 m<sup>2</sup>)</b>
Ancillary Mezzanine	696 sq. ft. (65 m <sup>2</sup> )
<b>Total Site Area</b>	<b>0.72 Acres (0.29 Hectares)</b>

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

### TENURE

The property is available for sale on a freehold basis with vacant possession.

### PRICE

On application.

### VAT

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

### BUSINESS RATES

Interested parties are advised to make their own enquiries of the London Borough of Havering.

### EPC

An EPC has been commissioned at Band C.

### 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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