

# TO LET

## Ground Floor Industrial/Warehouse Unit

2,780 sq. ft. (258 m<sup>2</sup>)

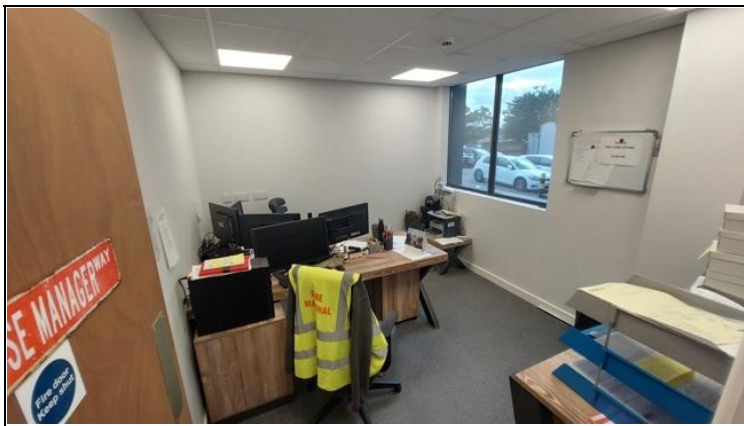
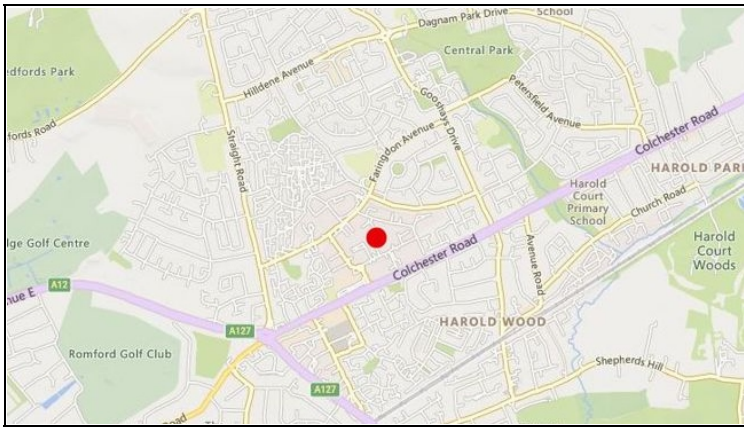
**GROUND FLOOR, UNIT 2, ASHTON GATE,**  
Ashton Road, Romford, Essex RM3 8UF



- 3 phase power
- LED lighting
- Racking to be included
- Shared loading bay area with Electric Roller Shutter
- 3.27m to underside of first floor
- 7 car parking spaces
- Own WC facilities
- Potential for additional office space

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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



#### LOCATION

The property is situated at the entrance to the Ashton Gate estate fronting Ashton Road within the popular Harold Hill industrial area laying just north of the A12. The property benefits from excellent road links being just 0.25 miles from the Gallows Corner intersection of the A12/A127 and 2 miles from the M25 Junction 28 (Brentwood).

#### DESCRIPTION

The available space comprises a part ground floor area within a two storey industrial unit. Internally, the unit is accessed via a shared entrance to the front, leading on to a predominantly open plan storage area with a shared loading bay to the rear with roller shutter access. The available space benefits from a small manager's office and its own WC facilities. Externally, there are 7 allocated parking spaces.

#### ACCOMMODATION

**Total: 2,780 sq. ft. (258 m<sup>2</sup>)**

*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 sub-lease up until January 2026.

#### 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.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### EPC

An EPC has been commissioned at Band C.

#### LEGAL FEES

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

#### CONTACT

Strictly by appointment via sole agents:

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