

TO LET

Two Storey Business Unit

2,415 sq. ft. (224 m²)

UNIT 6, ASHTON GATE,

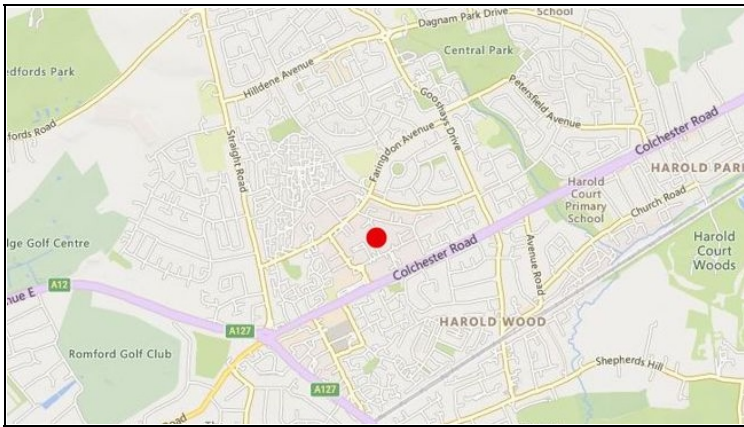
Ashton Road, Romford, Essex RM3 8UF



- Ground floor warehouse
- 3 phase electricity supply and gas supply
- Allocated car parking spaces
- First floor office accommodation
- Roller shutter loading door

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property forms part of Ashton Gate which is situated on Ashton Road within the popular Harold Hill Industrial Estate. Situated immediately adjacent to the A12, road links are excellent being a short distance from Gallows Corner intersection with the A127, both of which provide direct access to the M25 motorway (Junctions 28 and 29 respectively).

DESCRIPTION

The property comprises a two storey business unit split equally over both ground and first floors. The ground floor provides clear warehouse accommodation with the first floor fitted to provide office accommodation. Externally, the property benefits from allocated car parking spaces plus loading area.

ACCOMMODATION

Ground Floor:	1,208 sq. ft. (112 m ²)
First Floor:	1,207 sq. ft. (112 m ²)
Total:	2,415 sq. ft. (224 m²)

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

TENURE

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

RENT

On application.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £20,000. Interested parties are advised to make their own enquiries of the London Borough of Havering.

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 bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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