

TO LET

Industrial Unit

7,431 sq. ft. (690 m²)

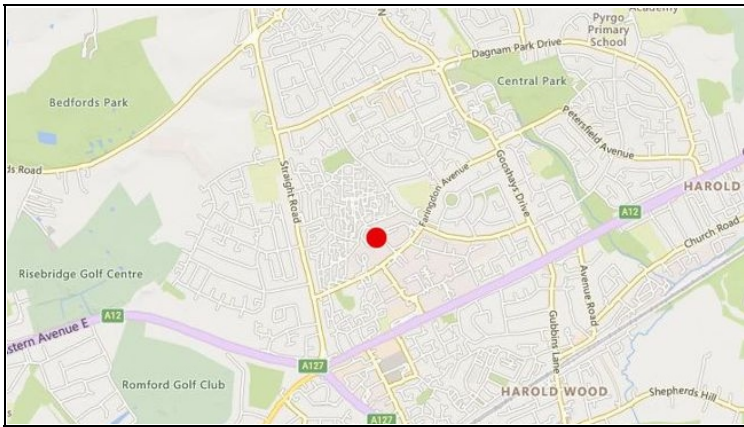
UNIT 3B, TONBRIDGE WORKS,

Tonbridge Road, Harold Hill, Romford, Essex RM3 8TS



- 3 phase power
- Side loading access via roller shutter
- Allocated car parking spaces
- Popular estate

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

The unit is located within Tonbridge Works on the popular Harold Hill industrial estate lying north of the A12. The area has excellent road links being approximately 0.25 miles from the Gallows Corner Roundabout at the intersection of the A12 and A127. The premises are approximately 2 miles from the M25 (Junction 28) at Brentwood.

DESCRIPTION

The property comprises a single storey workshop/warehouse unit providing access via a shared personnel door leading to a combination of partitioned rooms providing office accommodation as well as allocated WCs, kitchenette and staff area. The main warehouse/workshop area is laid out into 3 distinct sections with loading access via a roller shutter door.

ACCOMMODATION

Total: **7,431 sq. ft. (690 m²)**

The above floor areas are approximate and have been provided by our client.

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 £38,250. 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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