

TO LET

Industrial / Warehouse Unit

5,204 sq. ft. (483 m²)

UNIT 3, NORTHGATE INDUSTRIAL PARK,

Collier Row Road, Romford, RM5 2BG



- Approx. 9 allocated parking spaces
- All mains services
- Optional office mezzanine

- 4.72 min eaves height
- Electric Roller Shutter

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property forms part of the Northgate Industrial Park which is located off Collier Row Road. The unit provides good access to the A12 via Whalebone Lane North which in turn provides links to the M25 to the east and the A406 to the west.

DESCRIPTION

The property comprises an end of terrace brick-built industrial unit. Internally, the unit is currently configured to provide predominantly open plan warehouse accommodation with option office mezzanine. There is further office accommodation to the front of the unit which has been fitted to a good standard benefitting from carpet throughout, LED lighting and perimeter trunking. The unit is due to be refurbished.

ACCOMMODATION

Warehouse:	3,326 sq. ft. (309 m ²)
Front Office:	695 sq. ft. (65 m ²)
Mezzanine:	1,183 sq. ft. (110 m ²)
Total:	5,204 sq. ft. (483 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

£55,000 per annum exclusive.

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.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC at rating E.

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

Taylor Phillips
Tel: 01708 766733 / 07538 156411
Email: taylor.phillips@kemsley.com

Priya Parmar
Tel: 020 8599 9911
Email: pparmar@cliffords-estates.co.uk

Ref: AR4812/KC 06.24



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.