

TO LET

Two Storey Business Unit
with parking

3,439 sq. ft. (319 m²)

UNIT 18, FALCON BUSINESS CENTRE,
Ashton Road, Romford, Essex RM3 8UR

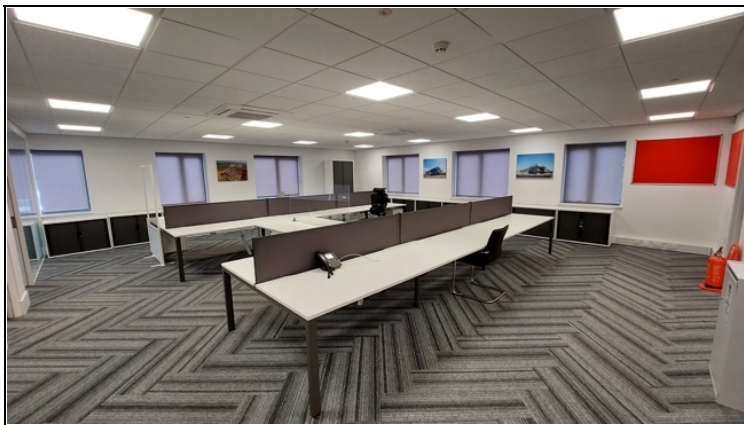
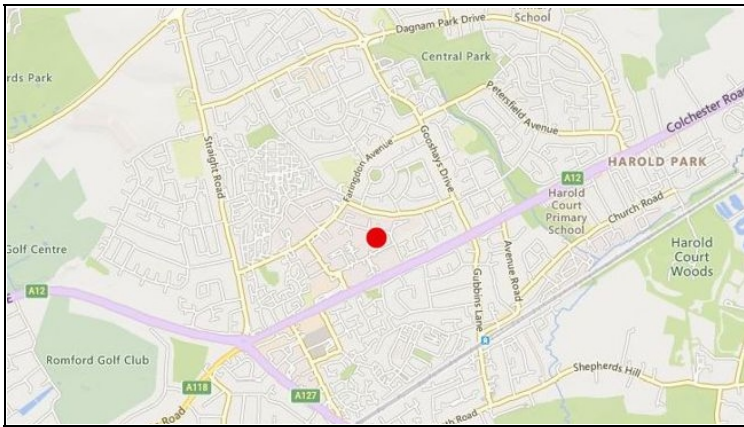


- 12 allocated car parking spaces
- Fully fitted office accommodation
- A/C (untested)

- Self-contained business unit
- WC facilities
- Kitchen

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
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LOCATION

The property is situated on Falcon Business Centre which forms part of the popular Harold Hill Industrial Estate laying just north of the A12. The property has excellent road links being just 0.25 miles away from Gallows Corner intersection of the A12/A127 and 2 miles from junction 28 of the M25 (Brentwood).

DESCRIPTION

The property comprises an end of terrace business unit providing self-contained office accommodation over ground and first floor. The property benefits from open plan accommodation with a mixture of laminate and carpeted flooring and suspended ceilings throughout. The ground floor benefits from open plan accommodation with kitchen area with some glass partitioning, whilst the first floor provides some glass partitioning creating private office accommodation and a meeting room. Externally, the property benefits from a large forecourt with 12 allocated car parking spaces.

ACCOMMODATION

Ground Floor:	1,725 sq. ft. (160 m ²)
First Floor:	1,714 sq. ft. (159 m ²)
Total:	3,439 sq. ft. (319 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 £50,500. 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.

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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