

**TO LET**

**Two Storey Business Unit**

1,163 sq. ft. (108 m<sup>2</sup>)

**71B FRONT LANE,  
Upminster, Essex RM14 1XL**

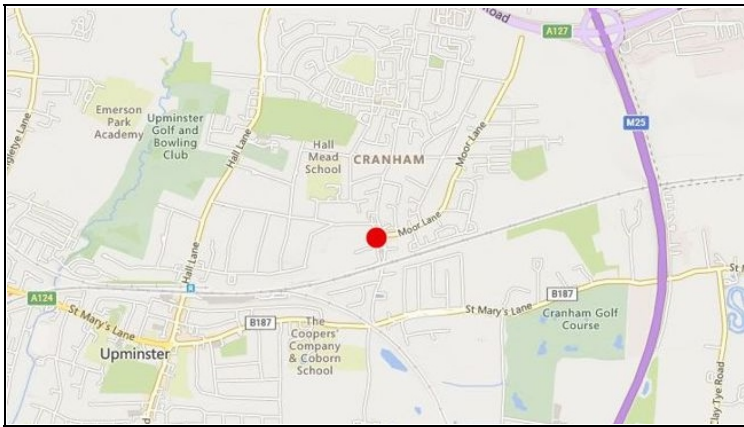


- Electric roller shutter
- Ground floor warehouse
- Concrete floor

- Intercom system
- High quality first floor offices

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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



## LOCATION

The property is located to the rear of a parade of shops including several local occupiers. The site is accessed via a shared access road between Tesco Express and The Plough Public House. The access road provides vehicular access to the busy road junction off Moor Lane and Front Lane, with several occupiers in the vicinity of a mix of retail, restaurant, take-away and office/service users including a Tesco Express and William Hill.

## DESCRIPTION

The property comprises a two storey business unit split over both ground and first floors. The ground floor provides storage and warehousing space whilst the first floor provides office accommodation. The property benefits from 2x WC and shower facilities, CCTV/Alarm system and first floor underfloor heating.

## ACCOMMODATION

Ground Floor:	580 sq. ft. (54 m <sup>2</sup> )
First Floor:	583 sq. ft. (54 m <sup>2</sup> )
<b>Total:</b>	<b>1,163 sq. ft. (108 m<sup>2</sup>)</b>

*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

£20,000 per annum exclusive.

## 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 £13,250. Interested parties are advised to make their own enquiries of the London Borough of Havering.

## EPC

An EPC has been commissioned at Band D.

## 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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