

FOR SALE / TO LET

**Industrial / Office Building
plus Yard**

13,947 sq. ft. (1,296 m²)

APIAN HOUSE

Selinas Lane, Chadwell Heath, Romford, Essex RM8 1TB

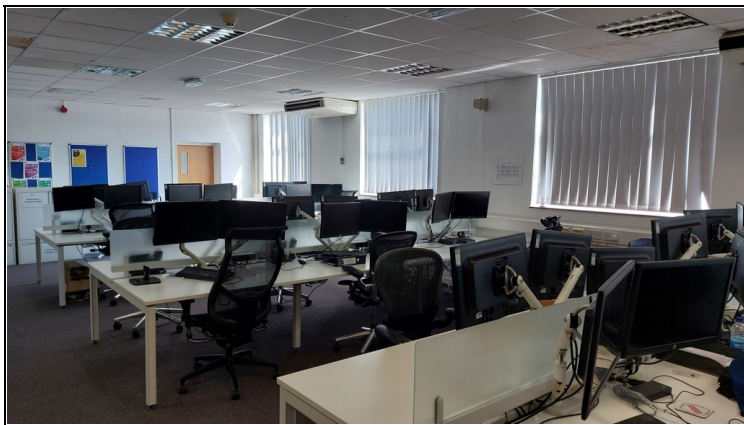
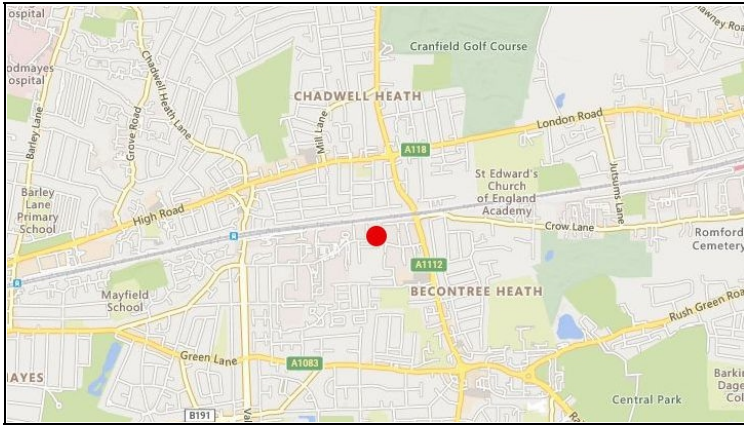


- Vacant possession from November 2024
- Low site cover
- Additional rear storage unit

- Self-contained site measuring 0.64 acres
- Fitted to provide office accommodation throughout the majority
- Front forecourt parking plus additional rear yard area

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
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LOCATION

The property is located on the north side of Selinas Lane and has good road links to both the A12 and the A13 via Whalebone Lane South (A1112).

DESCRIPTION

The property comprises a detached building situated on an 'L' shaped site. The front of the property comprises two storey office accommodation with the rear being former industrial space converted to offices. Externally, the property benefits from a front forecourt area in addition to a large rear yard providing additional parking and/or external storage. The property also benefits from an additional detached building providing further storage within the rear yard.

ACCOMMODATION

Ground Floor:	8,913 sq. ft. (828 m ²)
First Floor Office:	2,821 sq. ft. (262 m ²)
First Floor Training Room:	1,020 sq. ft. (95 m ²)
First Floor Comms Room:	258 sq. ft. (24 m ²)
External Store Unit:	935 sq. ft. (87 m ²)
Total:	13,947 sq. ft. (1,296 m²)

On a Site of: 0.64 acres

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

TENURE

The property is available to let by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, the property is available for sale on a freehold basis.

Note - the property is currently occupied by a tenant up until their lease expiry on 28 October 2024. The property will therefore be available with vacant possession from 1 November 2024.

PRICE / RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT.

BUSINESS RATES

Further information available on request.

EPC

An EPC has been commissioned at rating D.

LEGAL FEES

Each party to bear their own legal costs.

CONTACT

Strictly by appointment via joint agents:

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