

**TO LET**

**Ground Floor Business Unit**

4,760 sq. ft. (442 m<sup>2</sup>)

**UNIT 1A, ASHTON GATE,**  
Ashton Road, Romford, Essex RM3 8UF

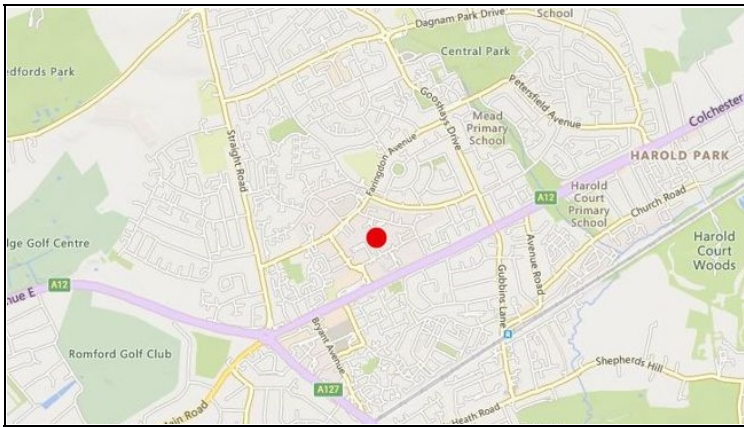


- Roller shutter access
- Max. height of 3.27m
- 7 parking spaces

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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





#### LOCATION

The property is situated on Ashton Gate which forms part of the popular Harold Hill Industrial Estate, lying north of the A12. The area has excellent road links, being approximately 1/4 mile from Gallows Corner intersection of the A12/A127 and 2 miles from the M25 (Junction 28).

#### DESCRIPTION

The property comprises the ground floor only within a 2 storey business unit, providing a combination of offices and warehousing accessed via both roller shutter and a separate personnel entrance. Externally, the property benefits from 7 allocated parking spaces plus loading area.

#### ACCOMMODATION

**Total:** **4,760 sq. ft. (442 m<sup>2</sup>)**

*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

On application.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

Further information available upon request.

#### SERVICE CHARGE

A service charge is applicable. Further details on application.

#### 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:

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: kieran.conlan@kemsley.com

Taylor Phillips

Tel: 01708 766733 / 07538 156411

Email: taylor.phillips@kemsley.com

Ref: AR4819/KC 05.24



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.