

**TO LET**

## Warehouse / Trade Counter Unit

4,724 sq. ft. (439 m<sup>2</sup>)

## UNIT 8, TRADE CITY

Ashton Road, Romford, Essex, RM3 8UJ

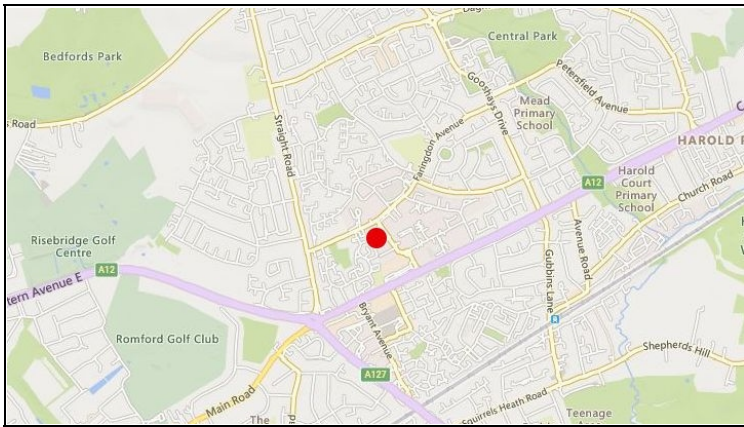


- Established Trade Counter location
- Full height loading door
- Excellent road links via A12 and A127

- Min. eaves height of 6.7m
- Fitted Office to first floor
- 5 allocated car parking spaces plus loading

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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



## LOCATION

The property is situated on the popular Trade City Estate which forms part of the wider Harold Hill industrial area. Well-known occupiers on the estate include Screwfix, Euro Car Parts, City Plumbing, and Edmundson Electrical. The property benefits from excellent road links, being in close proximity to the A12 which provides access to Junction 28 of the M25 and into Central London.

## DESCRIPTION

The property comprises a modern terraced unit of steel portal frame construction. Internally, the property comprises ground floor warehouse accommodation with ancillary first floor offices. Externally, the property is clad in profile steel cladding and benefits from 5 allocated car parking spaces plus loading area.

## ACCOMMODATION

Ground Floor:	4,094 sq. ft. (380 m <sup>2</sup> )
First Floor:	630 sq. ft. (59 m <sup>2</sup> )
<b>Total</b>	<b>4,724 sq. ft. (439 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

On application.

## 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 rating of C.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via joint agents:

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