

TO LET

Refurbished Industrial/Warehouse Unit
8,403 sq. ft. (781 m²)

UNIT 7, TONBRIDGE WORKS

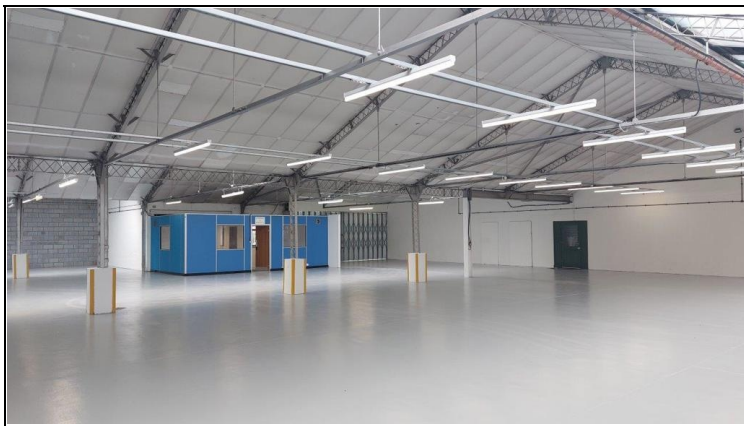
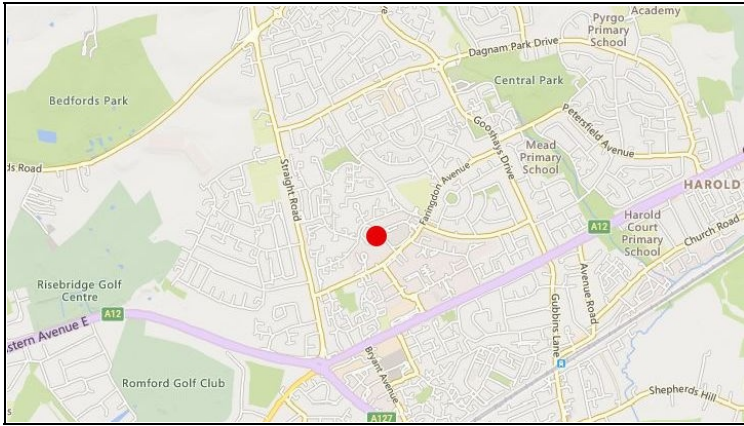
Tonbridge Road, Harold Hill, Romford, Essex, RM3 8TS



- Seven Allocated Parking Spaces
- 2.98 Metres To Truss
- Secure Gated Estate

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The unit is located within Tonbridge Works on the popular Harold Hill Industrial Estate lying north of the A12. The area has excellent road links being approximately 0.25 miles from the Gallows Corner roundabout at the intersection of the A12 and A127. The premises are approximately two miles from the M25 (Junction 28) at Brentwood.

DESCRIPTION

The property comprises a single storey warehouse / industrial unit with offices. Internally, the property provides predominantly open plan warehouse space accessed either via a concertina shutter or personnel door. Externally, the property benefits from seven allocated parking spaces.

ACCOMMODATION

Total 8,403 sq. ft. (781 m²)

The above floor areas are approximate and have been provided by our client.

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

£101,004 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 £42,000. 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 at Band E.

LEGAL FEES

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with 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

Ben Collins

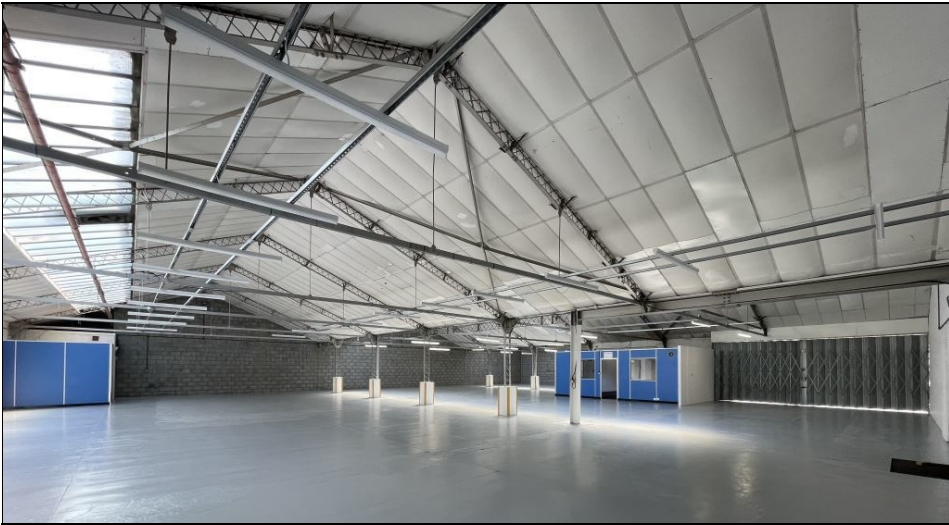
Tel: 01708 766733 / 07740 565222

Email: ben.collins@kemsley.com

Ref: AR4835



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