

**FOR SALE**

**Two Storey Business Unit**

5,028 sq. ft. (467 m<sup>2</sup>)

**UNIT F, CHESHAM CLOSE,**

Romford, Essex, RM7 7PJ



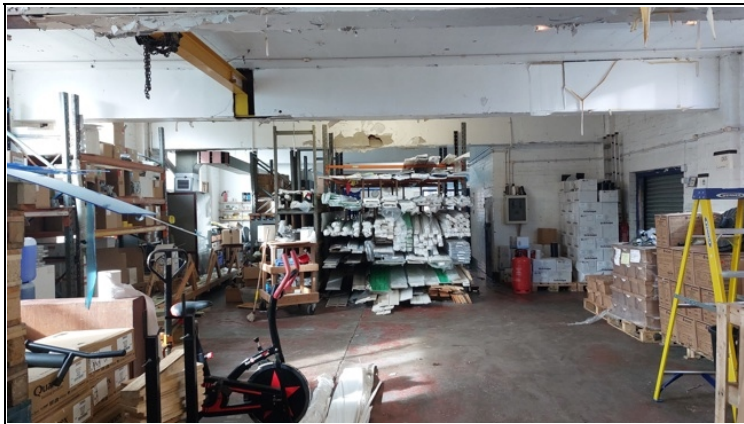
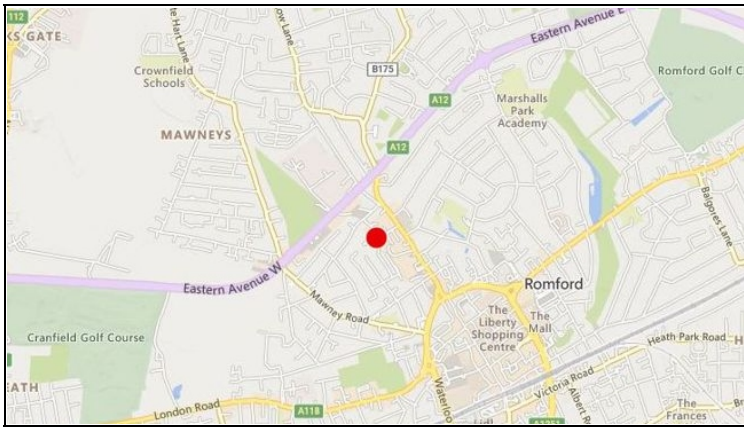
- Part-vacant and Part-let until January 2025
- Excellent road links via the A12
- Roller shutter access

- Ground floor min. eaves height 2.73m rising to 3.35m
- Would suit owner-occupier or investor
- Generous parking

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

The property is located on Chesham Close with good road connections, just 0.2 miles from the A12, offering access to Central and East London as well as the M25. Public transport is easily accessible, with Romford station situated 0.9 miles away, providing access to the Elizabeth line and London Overground rail networks.

## DESCRIPTION

The property comprises a detached two-storey business unit. The unit is currently configured to provide predominantly open plan warehouse accommodation to the ground floor with office space and WC & kitchenette facilities. At the time of the inspection, we were unable to access the first floor but understand the accommodation is separately accessed and comprises a similar layout. The unit benefits from a ground floor minimum eaves height of 2.73m rising to 3.35m. Additionally, loading is provided to the ground floor via a side roller shutter and to the first floor via double loading doors.

## ACCOMMODATION

Ground Floor:	2,514 sq. ft. (234 m <sup>2</sup> )
First floor	2,514 sq. ft. (234 m <sup>2</sup> )
<b>Total</b>	<b>5,028 sq. ft. (467 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 for sale on a freehold basis with vacant possession.

## PRICE

On application.

## 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 ground floor has a rateable value of £19,250, whilst the first floor has a rateable value of £12,500. Interested parties are advised to make their own enquiries of the London Borough of Havering for verification of the rates payable.

## EPC

An EPC has been commissioned.

## 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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