

TO LET

Warehouse/Trade Counter

11,056 sq. ft. (1,027 m²)

CREATIVE HOUSE

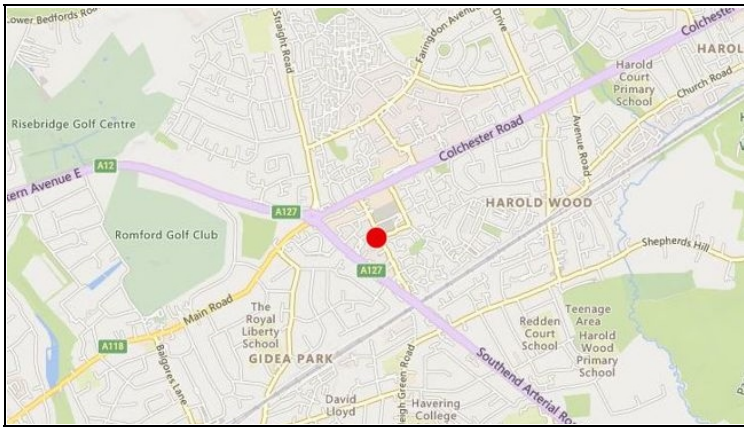
Bryant Avenue, Romford, Essex, RM3 0AP



- 3.49 min. eaves height
- Large forecourt
- Mezzanine storage

- Small rear yard
- All mains services
- First Floor Office

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

Situated at the rear of Avenue Industrial Estate which is located 2.7 miles from Romford rail station on Southend Arterial Road (A127) close to Gallows Corner which provides access into London and Essex via the A12, both east and west. Gallows Corner retail park is located to the north of the premises which is home to national retailers including Magnet Kitchens, Halfords and Furniture Village.

DESCRIPTION

The property comprises a single storey warehouse fronted by a two storey office block. Internally, the property is configured to provide a trade counter/shop to the front with warehouse accommodation to the rear. The property benefits from a first floor office with additional storage by way of two mezzanines. Externally, the property benefits from forecourt parking with additional space to the rear providing further parking/storage and loading area.

ACCOMMODATION

Ground Floor:	9,819 sq. ft. (912 m ²)
First Floor Office:	1,237 sq. ft. (115 m ²)
Total:	11,056 sq. ft. (1,027 m²)
Mezzanine (Front):	2,134 sq. ft. (198 m ²)
Mezzanine (Rear):	856 sq. ft. (80 m ²)

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

Interested parties are advised to make their own enquiries.

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:

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