

**FOR SALE**

## Two Storey Business Unit(s)

5,022 - 11,512 sq. ft. (467 - 1,069 m<sup>2</sup>)

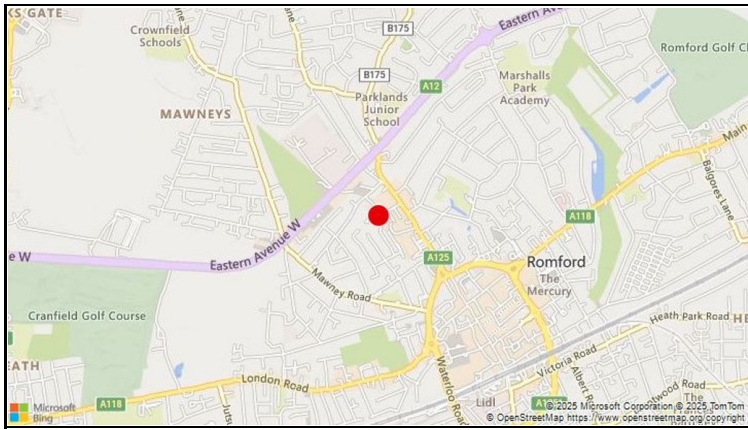
**UNITS C & D, CHESHAM CLOSE,  
Romford, RM7 7PJ**



- Vacant possession
- Excellent road links via the A12
- 2,000 kg scissor lift (Unit D)
- Can be sold individually or combined
- All mains services
- Covered loading area

**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 2x two-storey business units which have been amalgamated to allow free flowing access between units C, D & E. Internally, Unit C & D, provides predominantly industrial/warehouse accommodation on the ground floor, whilst the first floor provides further industrial accommodation and offices. The unit(s) are accessed from either dedicated pedestrian doors or via an up and over electric shutter and double doors. Unit D benefits from first floor loading by way of a 2,000 kg scissor lift. Externally, car parking is provided along the façade of the unit(s).

The units can be sold either individually or combined. Additionally, there is a further 8,420 sq. ft available by way of the sale of Unit E by separate negotiation. Further details on request.

## ACCOMMODATION

Unit C:	5,022 sq. ft. (467 m <sup>2</sup> )
Unit D:	6,490 sq. ft. (603 m <sup>2</sup> )
<b>Total:</b>	<b>5,022 - 11,512 sq. ft. (467 - 1,069 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

Interested parties are advised to make their own enquiries of the London Borough of Havering.

## EPC

An EPC has been commissioned at Band D.

## LEGAL FEES

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

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

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Ref: AR4921/KC 07.25



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