

TO LET

Two Storey Business Unit

1,898 sq. ft. (176 m²)

UNIT G, THE BUSINESS CENTRE,

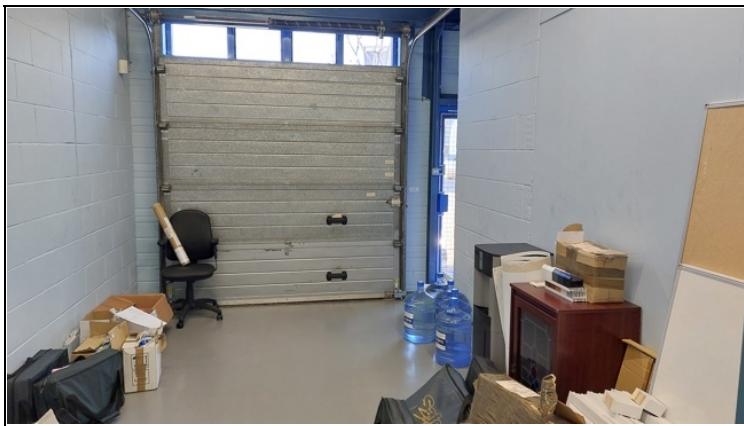
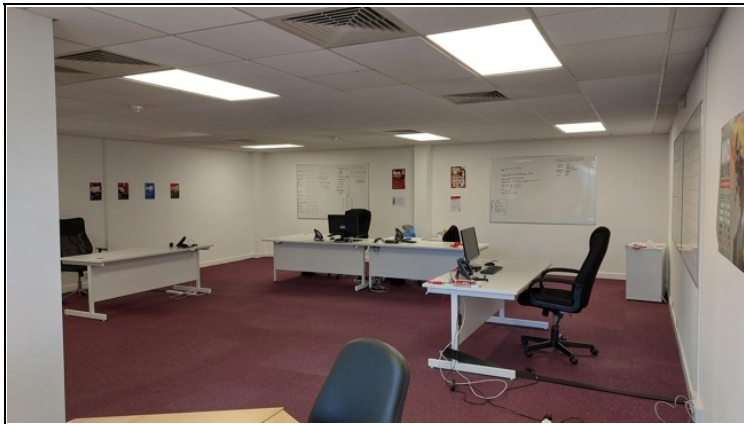
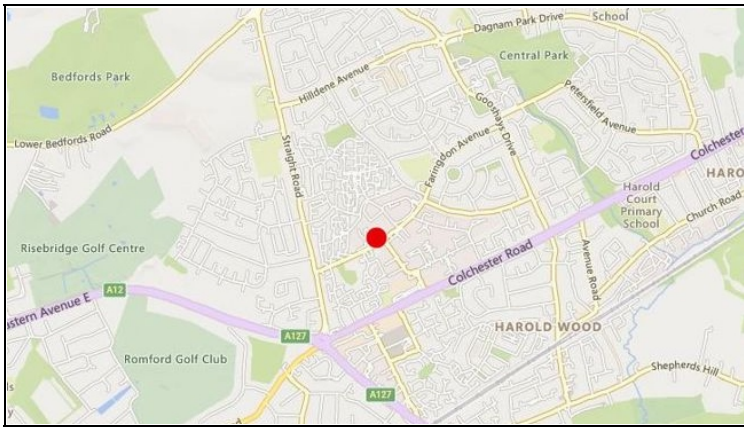
Faringdon Avenue, Harold Hill, Romford, Essex RM3 8EN



- Prominent position
- 3 phase power and capped off gas
- Allocated car parking
- First floor office accommodation
- Ground floor warehouse/office
- Roller shutter access to ground floor

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property forms part of the business centre which is situated fronting Faringdon Avenue on the popular Harold Hill Industrial Estate lying just north off the Colchester Road (A12). The area has excellent road links, being approximately ¼ mile from Gallows Corner, the intersection of the A12 and A127 and 2 miles from the M25 (J28 at Brentwood).

DESCRIPTION

The property comprises a mid-terrace, two storey business unit currently configured to provide part-ground floor office accommodation. As the unit is currently configured to provide predominantly office accommodation, the unit benefits from a part-ground and first floor suspended ceiling, recessed lighting, AC/Heating system and WC/kitchenette facilities. Subject to the necessary consents, the ground floor partitions can be removed to provide an open plan industrial area with a maximum height of 3.17m to the underside of the first floor slab.

ACCOMMODATION

Ground Floor:	949 sq. ft. (88 m ²)
First Floor:	949 sq. ft. (88 m ²)
Total:	1,898 sq. ft. (176 m²)

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

From enquiries made of the VOA, we are advised that the property has a rateable value of £23,500. 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 B.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Kieran Conlan
Tel: 01708 766733 / 07969 743810
Email: kieran.conlan@kemsley.com

Ben Collins
Tel: 01708 766733 / 07740 565222
Email: ben.collins@kemsley.com

Taylor Phillips
Tel: 01708 766733 / 07538 156411
Email: taylor.phillips@kemsley.com

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