



Farnes Drive, Gidea Park
£750,000

FREEHOLD INVESTMENT FOR SALE | Freehold

An opportunity to purchase the freehold to two adjoining warehouses currently producing £43,600 pa giving a 5.81% yield at the asking price which increases to £46,000 pa on 1st September 2026 uplifting the yield to 6.13%.

Constructed in 2025, both units offer just over 1000 sq ft, have three allocated parking spaces each and are located close to Gallows Corner, Romford giving easy access to the A127, A12 and M25.

Unit A is let to a company that services high end cars and unit B is also let to a construction company who are currently investing in the property by partitioning it into several offices and have already installed a mezzanine floor.

The freehold title includes the access road to the properties and viewings must be made via Delaney's.

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

Access

Both units are approached by a shared service road that is included in the freehold title.

Entrance

Unit A

Electric roller shutter, door and double glazed window to:

Warehouse approx. 37ft x 28ft, sink unit, wc and fire escape door to rear.

Warehouse

Unit B

Electric roller shutter, door and double glazed window to:

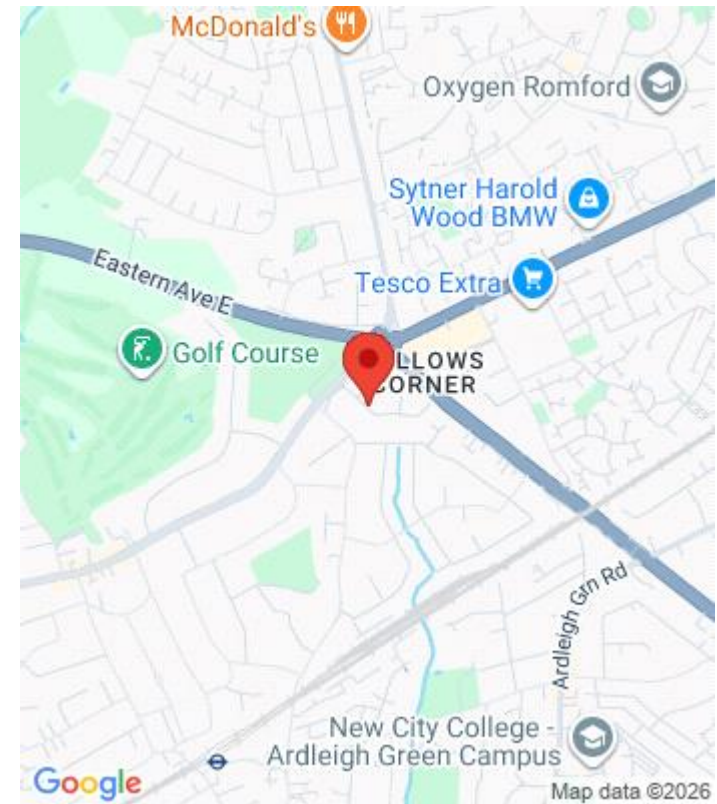
Warehouse approx. 35ft 4 x 26ft 9. This is currently being partitioned into a kitchen, wc and offices and already has fire escape door to rear and mezzanine for storage.

Parking

Both units benefit from 3 allocated spaces plus a bike and bin area.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers/buyers to Palmers Solicitors, Lifetime Legal Ltd, Premier Property Lawyers and MyHomeMove Ltd. It is your decision whether you choose to deal with any of these companies. Should you decide to use any of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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