

# FOR SALE/TO LET

Industrial/Motor Trade Opportunity  
10,003 sq.ft (929.36 sq.m) on 0.48 acre site

175 London Road,  
Romford, Essex, RM7 9DB



- Freehold with vacant possession
- Previously used for motor trade and educational use
- Good yard/parking provision

- Prominent position and close to town centre
- Mix of office and workshop accommodation
- All mains services

**KEMSLEY**  
PROPERTY CONSULTANTS

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

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## Location

The property is prominently positioned on London Road, approximately 0.5 mile west of the intersection of the A125 Romford Ring Road and the Town Centre. The A12 lies approximately 1 mile to the north via A1112 Whalebone Lane. Central London lies 15 miles to the southwest via the A12.

## Description

The property comprises a purpose built motor dealership facility currently used for vehicle storage and previously used by a local college as an automotive training centre.

At the front of the property is a showroom area which has a tiled floor, suspended ceiling with recessed lighting. There are some further offices at ground and first floor which are similarly fitted.

The majority of the rear part of the building is occupied by the workshop with access from 3 loading doors. The workshop has a tiled floor and is lit by florescent strip lighting and translucent ceiling panels. Heating is by strip heaters.

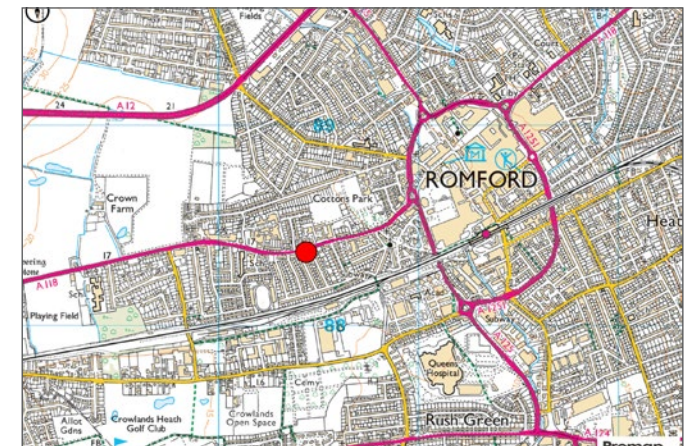
The external areas are laid to hardstanding and the site is secured by metal fencing and a brick wall at the rear. Access is provided by gated entrances at either side of the property.

## Accommodation

|              |                            |
|--------------|----------------------------|
| Ground Floor | 7,133 sq.ft (662.71 sq.m)  |
| First Floor  | 2,870 sq.ft (266.65 sq.m)  |
| Total        | 10,003 sq.ft (929.36 sq.m) |

Total site area 0.483 acres (0.195 hectares)

(The above floor areas are approximate and have been measured on a Gross Internal Basis.)



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## Planning

In April 2022, planning was granted for change of use from F1(a) to Sui Generis use as a Motor Showroom with Service Centre (P2088.21), although the property has most recently been used solely for vehicle storage.

In December 2025, planning was granted for a change of use from Sui Generis Motor Showroom with Service Centre to F1(a) Educational Use (P0997.25).

Interested parties are advised to make their own enquiries and satisfy themselves in respect of planning.

## Tenure

The property is available for sale on a freehold basis with vacant possession.

## Nature Of Sale

Our client is seeking unconditional freehold offers only.

## EPC

The property benefits from an EPC rating of D87.



