

TO LET

Two Storey Business Unit
With Small Rear Yard

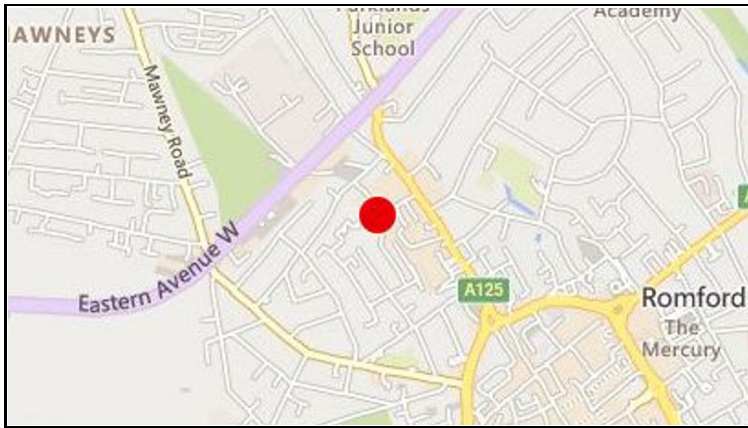
7,968 sq. ft. (740 m²)

UNIT E, CHESHAM CLOSE,
Romford, RM7 7PJ



- Excellent road links via the A12
- Car parking
- Increased 3-Phase power
- External winch for first floor loading (untested)
- All mains services
- Floors can be let individually

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
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 accessible, with Romford station situated 0.9 miles away, providing access to the Elizabeth line and London Overground rail networks.

DESCRIPTION

The property comprises a brick built, end of terrace two storey business unit. Internally, the ground floor is currently configured to provide a predominantly open planned workshop with reception, office and WC facilities. The first floor is currently configured to provide predominantly partitioned office accommodation and additional workshops. The unit is accessed via double doors to the western flank wall and rear of the property. The property benefits from first floor loading by way of an external winch (untested). Externally, the property benefits from a small gated yard to the rear and parking along the façade of the building.

The landlords would consider lettings on a floor by floor basis, subject to lease terms offered.

ACCOMMODATION

Ground Floor:	3,984 sq. ft. (370 m ²)
First Floor:	3,984 sq. ft. (370 m ²)
Total:	7,968 sq. ft. (740 m²)

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 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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