

**RAPLEYS**

## TO LET Retail Warehouse

rapleys.com  
**0370 777 6292**

Southend Arterial Road, Gallows Corner,  
Romford RM3 0BZ

CONTACT **Will Primrose**  
07879 417824 | will.primrose@rapleys.com  
**Alfred Bartlett**  
07738 090760 | alfred.bartlett@rapleys.com



Large retail warehouse

Fully fitted showroom

Prominent location on a main  
arterial road

Dedicated customer parking

National operators located  
nearby

Available immediately

Smaller requirements  
considered STP

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### Location

Romford is located approximately 14.1 miles from Central London. It has a population of approximately 95,894 and is situated within the London Borough of Havering. The premises is located 2.7 miles from Romford Rail Station on Southend Arterial Road (A127) Gallows Corner, a major junction within Romford.

The property is located in an area with an extensive mixture of commercial occupiers. National operators such as: **Safestore, Topps Tiles, Tile Giant, Toyota** and **Honda** are all located within the immediate vicinity. Gallows Corner Retail Park is also located immediately to the north of the premises which is home to national retailers including: **Magnet Kitchens, Halfords** and **Furniture Village**. There is also a 140,000 sq ft **Tesco Superstore** and **McDonald's** drive-thru located nearby.

### Description

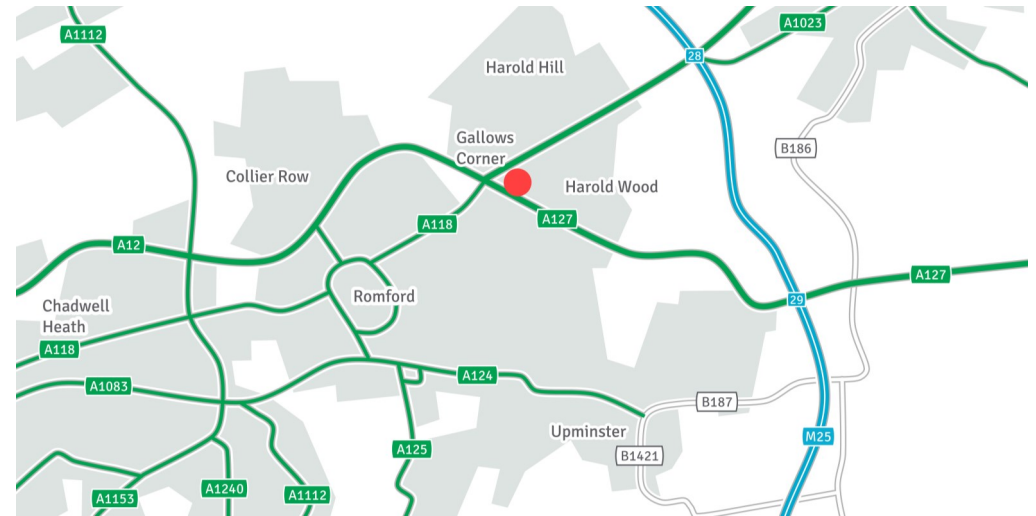
The property comprises a retail warehouse unit with ground floor showroom, mezzanine and approximately 30 dedicated car parking spaces at the front. The unit also benefits from full height glazing at ground floor level, internal storage and staff canteen. There may be the opportunity to subdivide the unit to accommodate smaller size requirements, subject to planning and landlord approval. Layout plans are available upon request.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	1,692.90	18,217
Mezzanine	563.62	6,065
<b>Total</b>	<b>2,256.52</b>	<b>24,282</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.314</b>	<b>0.776</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Nimbus Mapping System and must be verified by interested parties.



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### Tenure

Leasehold.

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews at a commencing rent of £250,000 per annum exclusive.

### Rating

We are advised that the Rateable Value for the property is £204,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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