

TO LET

**RECENTLY CONSTRUCTED WAREHOUSE
UNIT IN TOWN CENTRE LOCATION**

**Rear of 135 NORTH STREET
ROMFORD
RM1 1ED**

**c2,400 sq.ft. (222.97 sq.m.) GIA
plus 1,200 sq.ft (111.48 sq.m.) mezzanine**

Location

Romford is a rapidly evolving town on the east London/Essex borders approximately 14 miles to the north east of Central London.

The town centre has seen significant change over recent years and now boasts 3 shopping centres: The Liberty Shopping Centre, Brewery Shopping Centre and Mercury Shopping Centre.

Romford National Rail Station is 0.6 miles from the subject property offering the following journey times*:

Stratford – 19 minutes

Liverpool Street – 27 minutes

Tottenham Court Road – 33 minutes

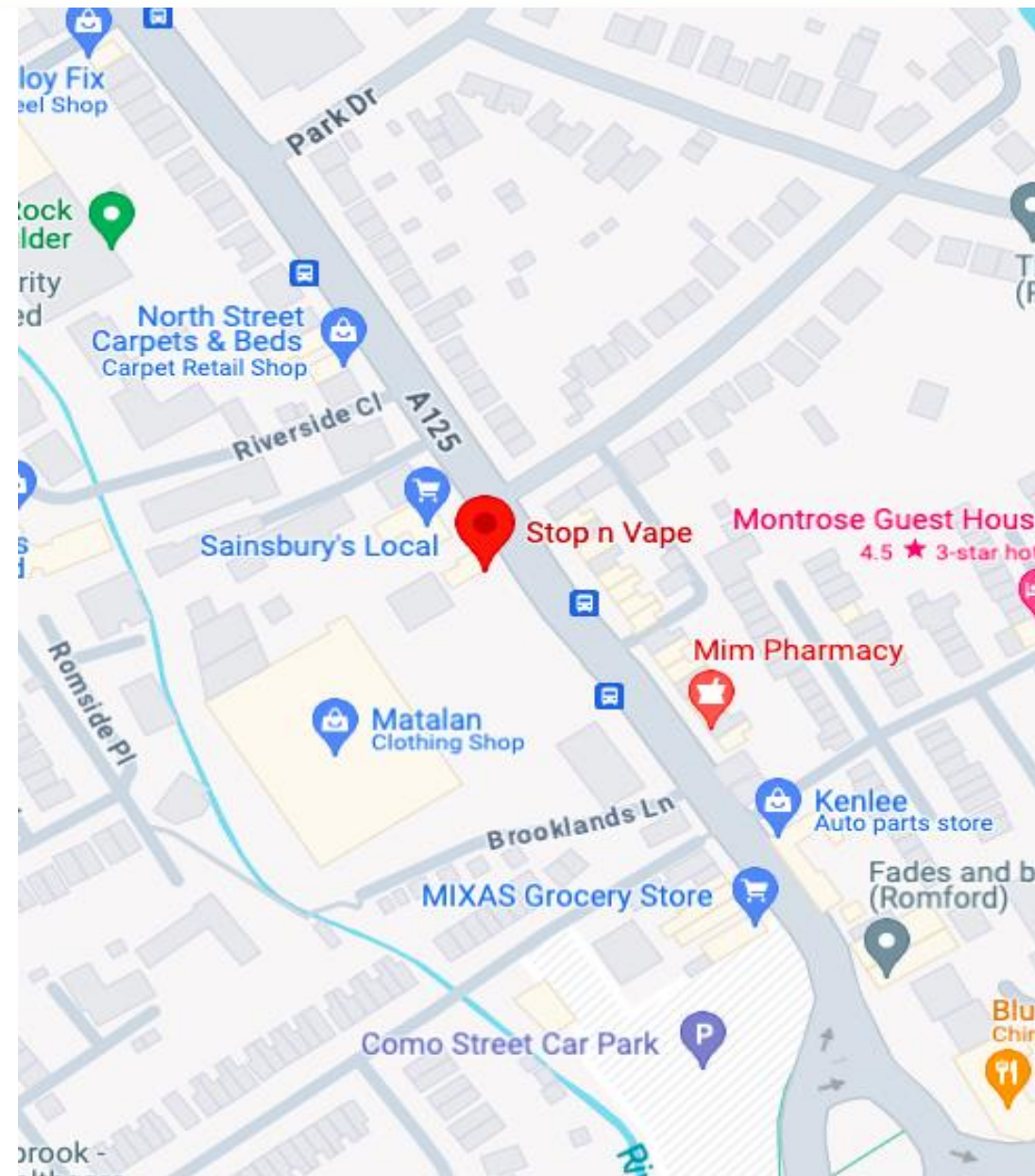
Heathrow Terminal 5 – 68 minutes

Romford station is a stop on the Elizabeth Line connecting Shenfield Essex in the east to Reading and Heathrow Airport in the west via Central London.

Additionally, the subject property is very well served by the following bus routes: 66, 123, 175, 247, 294, 296, 365, 375 and 575.

The subject property is located on the west side of A125 North Street opposite the junction with the Avenue in a unique position between Matalan and Sainsbury's Local.

*Information provided by TfL



Accommodation

Available accommodation comprises of a recently constructed light industrial unit of steel portal frame with first floor open plan offices.

The unit offers clear warehouse space with WC facilities and is currently used as a full production, bottling and storage facility for vape and vape related products but is equally suitable for a range of small-scale manufacturing uses within e-liquid, cosmetics, food and beverage, cleaning products, or similar sectors requiring controlled filling and packaging processes.

This is a rare opportunity for small production and bottling companies looking to establish or relocate operations.

A full inventory is available upon request.

Approximate floor areas as follows:

Floor	Sq.ft.	Sq.m.
Ground	2,400	222.97
Mezzanine	1,200	111.48
Total	3,600	334.45

Floor areas provided by Landlord.

Terms

Tenure

Leasehold. A new lease is available for a term of years to be agreed subject to periodic rent reviews where necessary at a commencing rental of £72,500 per annum exclusive. Premium offers in the region of £300,000 are being sought for the Fixtures & Fittings.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates

Payable by the Tenant.

EPC

An EPC will be available shortly.

Legal costs

Both parties reasonable legal costs are to be borne by the Tenant.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and/or individuals before accepting an offer for any property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Administrative fee

Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

Viewing

Strictly by arrangement via Freeholders sole agents.

These particulars do not constitute an offer or contract contained herein. No responsibility is accepted by Adam Stein & Co Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of these details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

ADAM STEIN & CO

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