

27 BATES INDUSTRIAL ESTATE, CHURCH ROAD, ROMFORD, RM3 0HU

TO LET - INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES

8,794 sq.ft (816.99 m²)



Location

The Bates Industrial Estate is situated in Church Road, Harold Wood near Romford. Church Road lies off the A12 Colchester Road and can be accessed from Harold Court Road or Gubbins Lane.

The A12 connects with the A127 Southend Arterial Road at Gallows Corner a short distance to the west and the M25 (J28) approx. 2 miles to the east.

The local area is served well by public transport with Harold Wood rail station (Liverpool St.) within walking distance from the estate.

Accommodation

A modern business premises constructed in 2007 and currently in excellent condition. The property comprises a mix of warehouse and offices built to a high specification, together with 17 allocated parking spaces. The premises have rear vehicular access via an up and over door with a height of approx. 4.75 metres.

Approximate gross internal areas are as follows:

Warehouse area	4,875 sq.ft (452.90 m ²)
Ground Floor Office and staff facilities	1,661 sq.ft (154.31 m ²)
First Floor Offices	2,258 sq.ft (209.77 m ²)
Total	8,794 sq.ft (816.99 m ²)

Terms

The premises are to be offered on new lease terms for a minimum of 5 years.

Rent

£96,734 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

There is a security charge of approx. £2,600 per year and Building insurance.

Rates

Rateable Value	£80,500
UBR (2018/2019)	49.3p
Rates Payable	£39,687

Energy Performance Asset Rating

D 76-100 ◀ **84** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact:

Mark Mannering - mark.mannering@massandco.com

Zaman Sheikh - zaman@massandco.com