

## 36 BATES ROAD, ROMFORD, RM3 0JH

### TO LET - INDUSTRIAL/WAREHOUSE UNIT

9,564 sq.ft ( 888.52 m<sup>2</sup> )



#### Location

Bates Road lies off Church Road in Harold Wood and forms part of the established Bates Industrial Estate. Church Road runs parallel with the A12 on the south side between its junction with the M25 (J28) and Gallows Corner. Harold Wood ( Elizabeth Line) rail station is within walking distance of the Estate and Romford & Brentwood town centres are each within 10 minutes' drive.

#### Accommodation

The property comprises a single storey detached industrial warehouse unit of steel portal frame construction and clad to the external elevations with coated profile sheet cladding. There are level access loading doors at each gable end of the building and ample parking around the perimeter. Internally the building is divided to provide staff facilities including office areas, kitchen and WC's plus a small loading bay and a small storage area. The property has the following areas measured on a gross internal basis:

<b>Warehouse/industrial area</b>	7,963 sq.ft ( 739.79 m <sup>2</sup> )
<b>Staff ancillary area</b>	988 sq.ft ( 91.79 m <sup>2</sup> )
<b>Side loading bay &amp; store</b>	613 sq.ft ( 56.95 m <sup>2</sup> )
<b>Total</b>	9,564 sq.ft ( 888.52 m <sup>2</sup> )

#### Terms

The property is offered on new lease terms to be agreed. A minimum rent deposit of 3 months + vat is required subject to tenant status.

#### Rent

£103,180 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Service Charge

There is no service charge. Building insurance for the current year is £1,800 + vat

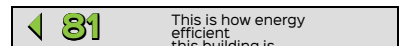
#### Rates

<b>Rateable Value</b>	£52,500
<b>UBR (2023/2024)</b>	0.512
<b>Rates Payable</b>	£26,880

Prospective tenants are advised to check their business rates with London Borough of Havering .

#### Energy Performance Asset Rating

D 76-100



#### Legal Costs

Each party to bear their own legal costs.

#### VAT

Value added tax is applicable to the rent

#### Viewing & Further Information

Contact Mass & Co:

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