

01206 577667

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 Whybrow

**Industrial Unit with Offices – To let**



## **24 Bates Road, Romford, RM3 0JH**

Asking Rents: £39,503 Per Annum Exclusive

3,435 Sq. Ft (319 Sq. M)

- Good Access to the A12 and M25
- Suitable for a Variety of Different Uses STP
- Available now
- Situated in an Established Employment Area
- Car Parking at the Front and Side

## Location

The unit is situated on Bates Road Industrial Estate located a road away from the A12, which provides good access throughout Essex from London to Colchester and Ipswich. Located 1.5 miles within the M25 this provide transport to major road such as the M1 and M11.

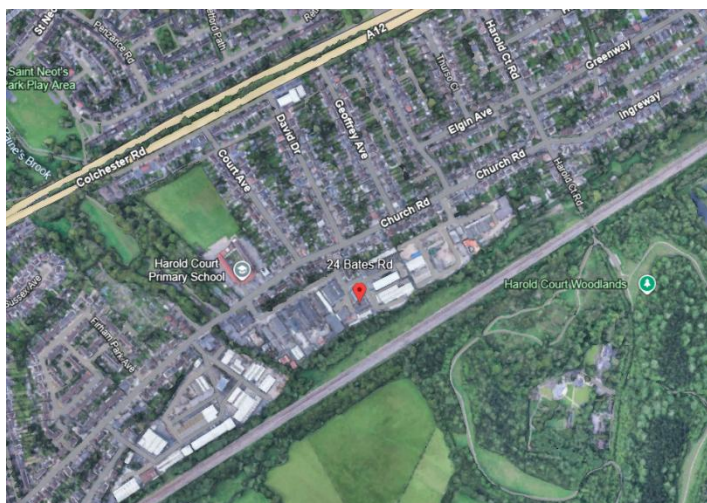
## Description

The unit itself is of brick construction with a double pitched roof. Comprising a main warehouse space with roller shutter door and additional office to the front.

## Accommodation

The unit benefits from the following Gross Internal Area:

**GIA 3,435 sq. ft (319 sq. m)**



## Terms

The unit is available on new full repairing and insuring lease with terms to be agreed subject to contract.

## VAT

The units is elected for VAT.

## Service Charge

We understand there is no additional service charge.

## Planning

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

## Legal Fees

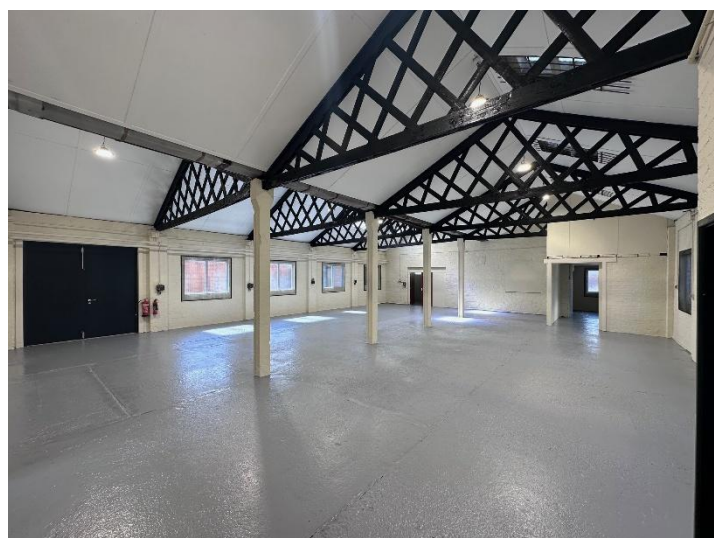
All parties are to bear their own legal costs incurred during the course of any transaction.

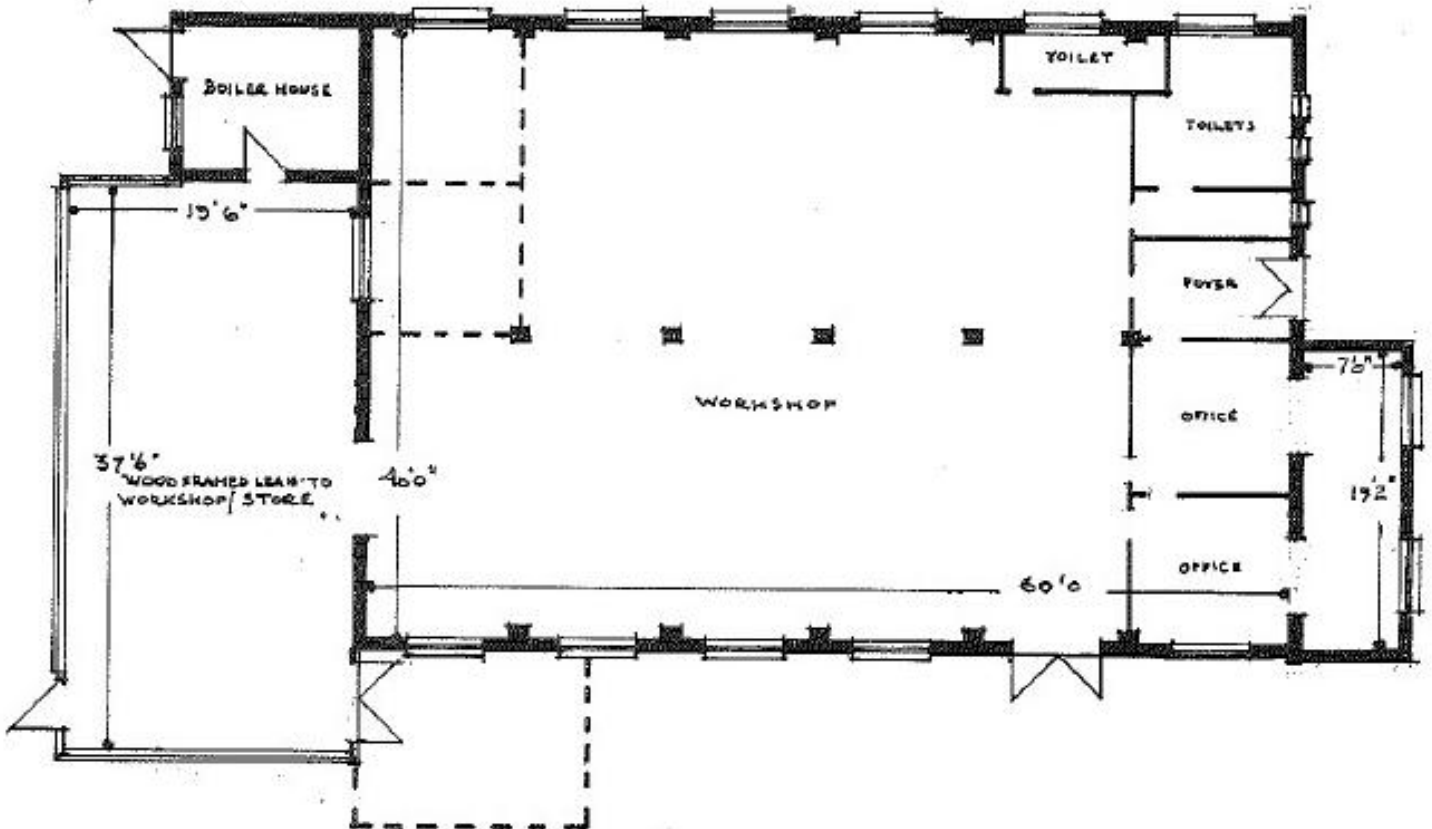
## Rateable Value

We are advised by the Valuation Office Agency that property has a rateable value of £30,250.

## Energy Performance Certificate

The unit has an EPC certificate with a rating of C66.





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