BRANCH ASSOCIATES
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TO LET



MID-TERRACE UNIT TOTALING APPROX. 3,045 SQ FT (282.9 SQ M)

Rent: £35,000 Per Annum

Unit 10
Northgate Industrial Park
Collier Row Road
Romford
Greater London
RM5 2BG

- Electric roller shutter loading door
- Parking/loading to front
- Offices, kitchenette & toilet
- Mezzanine

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UNIT 10, NORTHGATE INDUSTRIAL PARK, COLLIER ROW ROAD, ROMFORD, GREATER LONDON, RM5 2BG

Location
The property occupies a position on the established Northgate Industrial Estate, lying approx. 2.6 miles North of the A12 (Whalebone Jnct). The M25 is approx. 7 miles East and the A406 North Circular Road is approx. 5 miles West. Fairlop Station is approx. 3.3 miles West, providing a service to London (Liverpool Street) in approx. 29 minutes.

The Property
Mid-terrace unit comprising steel portal frame construction beneath a pitched roof with translucent panels. Access is via an electric roller shutter loading door and a pedestrian door. To the ground floor, there is storage space, kitchenette and toilet. At first floor level, there is mezzanine storage and office space. The property benefits from three phase power, strip lighting and electric heating.

Externally, there is a parking/loading area fronting the unit.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor	1,768	164.25
Mezzanine	676	62.8
1st Flr Offices	600	55.74
TOTAL	**3,045**	**282.88**

Terms
To be let on a new, full repairing and insuring lease contracted outside the Landlord & Tenant Act for a term to be agreed, incorporating periodic upward only rent reviews.

Figures
£35,000pax.

All other outgoings are payable in addition.

Costs
All other outgoings are payable in addition such as utilities, business rates, building insurance and service charge (approx. £100 + VAT per month).

VAT
Awaiting confirmation.

Legal Costs
Each party is responsible for the payment of its own costs.

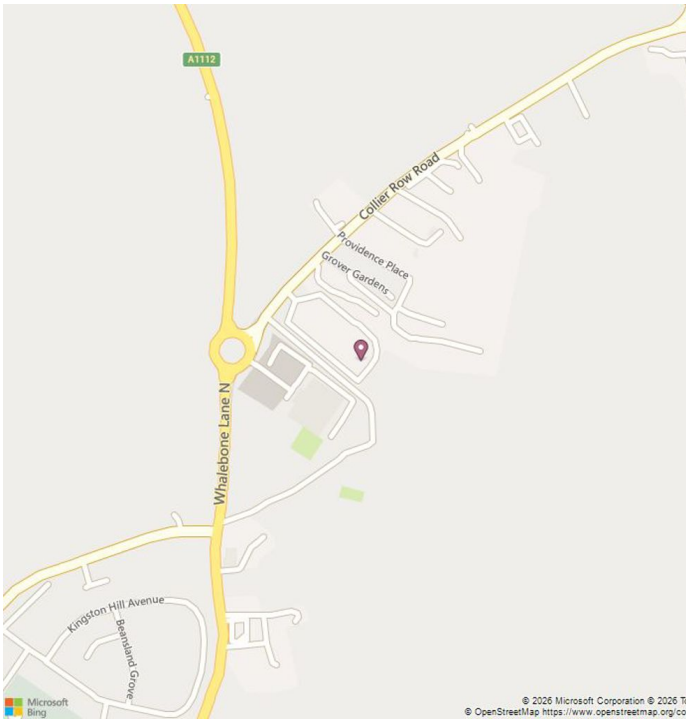
Energy Performance Certificate (EPC)
The EPC rating is B42, expiring September 2034.

References/Accounts
A 3 month rent deposit is payable, subject to accounts/references.

Business Rates
The Rateable Value is £26,250 (2026), making rates payable approximately £11,340 (26/27). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk





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