



## SMALL LOCKUP WITH LOADING AREA TO LET IN ROMFORD

Rent: £5,000 Per Annum

Rear of 95 Brentwood Road  
Romford  
Greater London  
RM1 2EH

- Two garages
- Concreted yard area
- Close Romford Town Centre

## REAR OF 95 BRENTWOOD ROAD, ROMFORD, GREATER LONDON, RM1 2EH

### Location

The property is located to the rear of Brentwood Road, predominantly a residential area. Access is via a single vehicle one way road namely 'Moss Lane'. Romford Train Station is approximately 0.6 miles away, providing a service to London (Liverpool Street) in approx. 20 minutes. 'Gallows Corner' is approx. 2 miles Northeast, providing a link to the A12 and thereafter J28 M25.

### The Property

Lock-up storage garage located to the rear of a residential dwelling. The garages comprise concrete pillar and slab construction beneath a corrugated asbestos roof. There are no services connected. To the front of the garages is a concreted yard.

Access is via two metal gates leading from a one way single vehicle road.

### Accommodation

The approximate floor areas are:

|               | Sq Ft      | Sq M         |
|---------------|------------|--------------|
| Garages (x2)  | 254        | 23.6         |
| Frontage/yard | 438        | 40.69        |
| <b>TOTAL</b>  | <b>692</b> | <b>64.29</b> |

### Terms

Available to let on a new lease for a term to be agreed.

### Figures

To let at £5,000 per annum exclusive.

All other outgoings payable in addition.

### Costs

The tenant will be responsible for all other outgoings such as utilities, building insurance, business rates, service charge (if applicable).

### VAT

Awaiting confirmation.

### Legal Costs

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

### Energy Performance Certificate (EPC)

Not applicable.

### References/Accounts

A rent deposit is payable, subject to accounts/references.

### Business Rates

We were unable to locate an entry online. Interested parties are advised to satisfy themselves fully in this respect.

### Agents Note

All figures quoted are exclusive of VAT (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

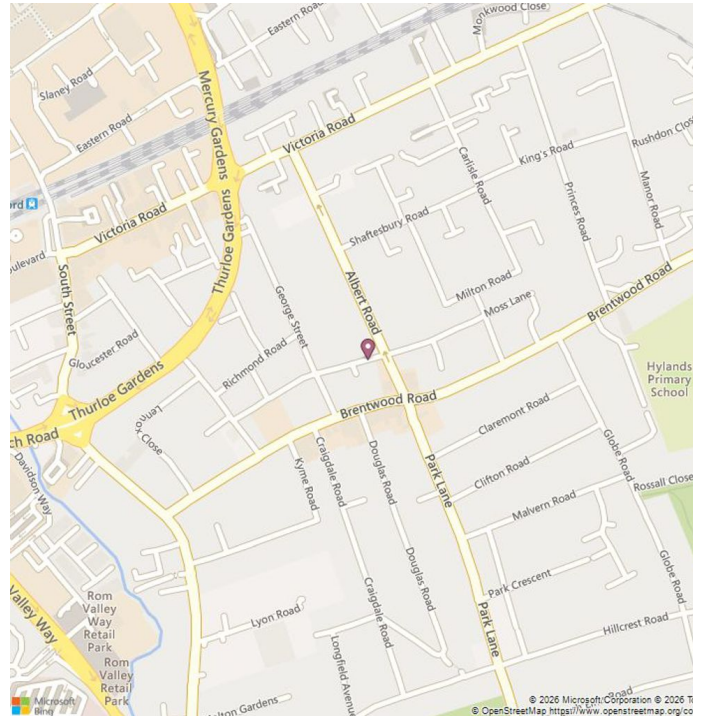
There are no services.

Only quiet storage uses will be entertained by our client.

### Enquiries/Viewing

Please contact us on 01708 860696 or email:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)



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