

TO LET

Unit 4, Tonbridge Works

Tonbridge Road, Romford, RM3 8TS

7,154 sq ft (664.61 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 4, Tonbridge Works, Tonbridge Road, Romford, RM3 8TS

Key Features

- Stepped rent: £70,000 / £80,000 / £90,000 pa in Years 1–3
- Recently refurbished estate
- Allocated parking
- External loading door access
- 3-phase power
- Dedicated offices and WC facilities
- Additional 482 sq ft by separate negotiation
- Owned by Petchey Holdings – contact landlord direct

Description

Unit 4 comprises approximately 7,154 sq ft of single-storey light industrial / warehouse accommodation, including dedicated offices and WC facilities.

The generous warehouse area benefits from external loading door access, 3-phase power and allocated parking. The estate has been fully refurbished. A further 482 sq ft is available by separate negotiation and is excluded from the stated floor area.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Location

Tonbridge Works is situated within the established Harold Hill Industrial Estate in Romford, north of the A12. Gallows Corner, at the junction of the A12 and A127, is approximately 0.25 miles away. Junction 28 of the M25 at Brentwood is approximately 2 miles away, providing connections across East London, Essex and the wider motorway network.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	7,154	664.61

Planning

Interested parties should make their own enquiries with the local planning authority to confirm the suitability of their proposed use.

Rent

Year 1: £70,000 pa
Year 2: £80,000 pa
Year 3: £90,000 pa

On a five-year term certain. All rents per annum exclusive. Full repairing and insuring lease.

Viewing & Further Information

Contact landlord direct
Ben Batchelor
bbatchelor@petchey.co.uk





Disclaimer: These particulars are for general information only and do not constitute an offer or contract. Measurements are approximate. Petchey Holdings has not tested services, facilities or equipment. Interested parties should satisfy themselves by inspection and independent enquiry as to the accuracy of these particulars and all necessary planning, building regulation and other consents.

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HOLDINGS