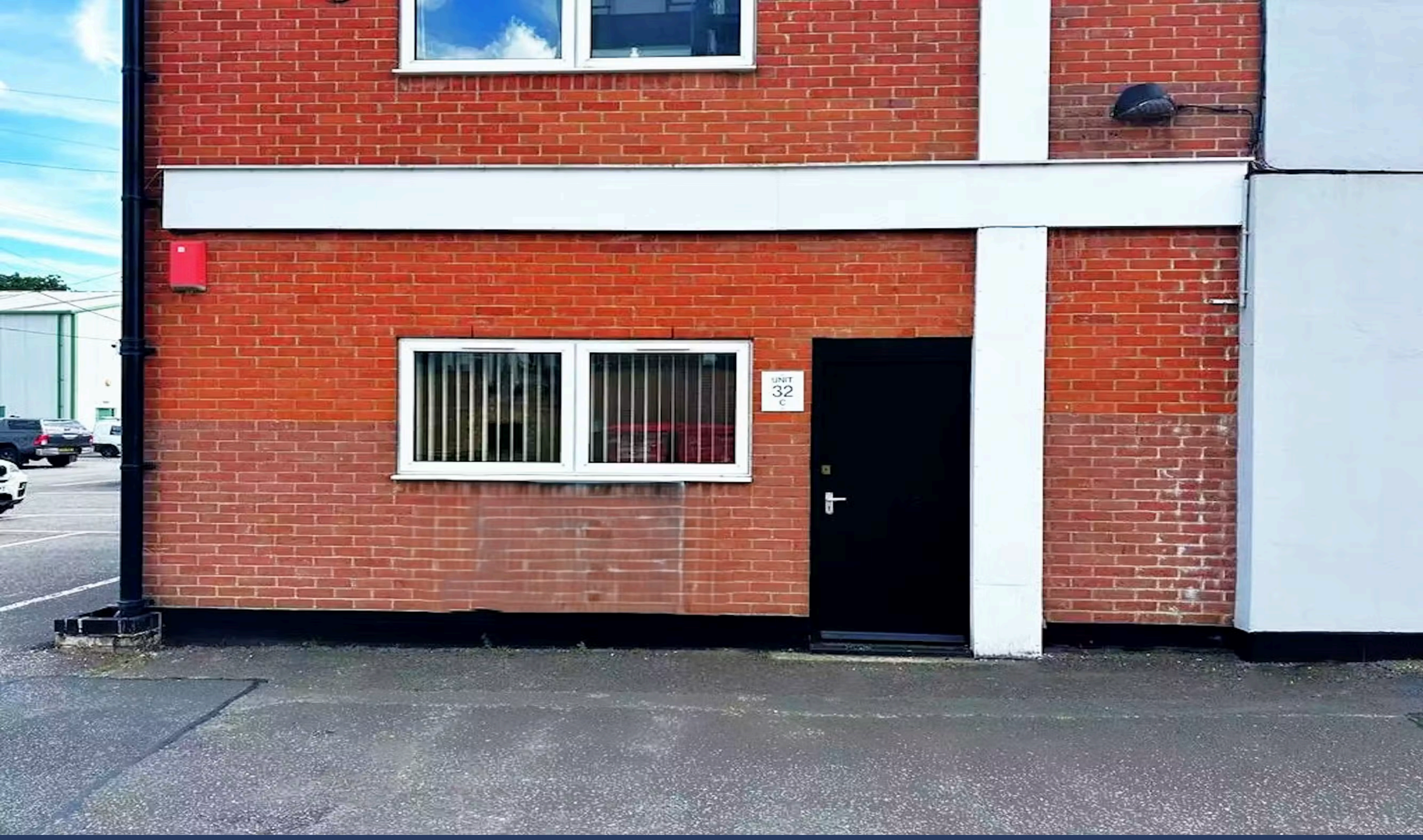


INDUSTRIAL WAREHAUS
PROPERTY GROUP

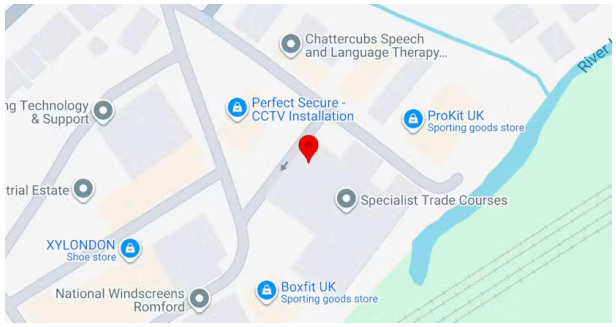
Unit 32C, The Old Brickworks Industrial Estate, Church Road, Romford, Essex RM3 0JA

Office To Let | 460 sq ft | £9,250 per annum exclusive

Ground Floor Office Unit with Car Parking

Accommodation

Name	sq ft	sq m
Ground - Office	460	42.74



Summary

- Rent: £9,250 per annum
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk

Unit 32C, The Old Brickworks Industrial Estate, Church Road, Romford, Essex RM3 0JA

Location

The Office Unit is located on The Old Brickworks Industrial Estate situated in an established industrial area in Harold Wood. Colchester Road/Eastern Avenue (A12) is a short distance to the west of the estate and links to the M25 Motorway (Junction 28) to the north and the North Circular Road (A406)/M11 Motorway (Junction 4) and The City to the south.

The area is well served by numerous bus routes and rail connections are provided at nearby Harold Wood Railway Station (Great Eastern Main Line) with a service to London Liverpool Street Station (journey time of 35 minutes).

Description

Ground Floor Office with Car Parking.

Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

Key Points

- CCTV System (Estate)
- Car Parking
- Lighting
- On-Site Management
- Power Points
- Telephone Points
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

Important Notice: Industrial Warehaus Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise.3. No Employee or Representative of Industrial Warehaus Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.