

INDUSTRIAL WAREHAUS
PROPERTY GROUP

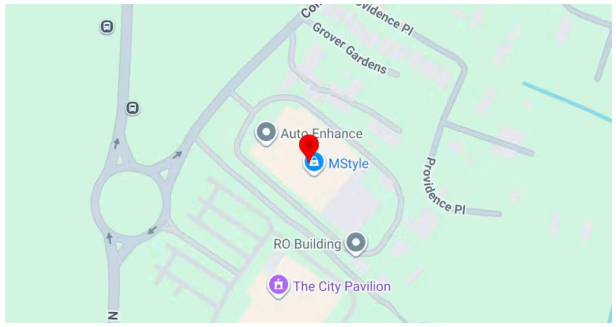
Unit 10, Northgate Industrial Park, Collier Row Road, Romford, Essex RM5 2BH

Industrial Unit To Let | 2,383 sq ft | £35,000 per annum exclusive

Single Storey Industrial Unit with Mezzanine Floor Offices and a large Forecourt for Loading/Parking

Accommodation

Name	sq ft	sq m
Unit - Industrial	1,762	163.70
Mezzanine - Offices	621	57.69
Total	**2,383**	**221.39**



Summary

- Rent: £35,000 per annum
- Business rates: £11,340 per annum based on 2026 Valuation
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (42)
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Northgate Industrial Park on Collier Row Road close to the junction of Whalebone Lane North (A1112). Whalebone Lane North provides a direct link to Eastern Avenue West (A12) to the South with the M11 Motorway (Junction 6 M25 Interchange) within a 25-minute journey to the North.

Romford Station (Elizabeth Line, Greater Anglia Line & Liberty Line) is a 15-minute journey from the Unit providing services to Liverpool Street Station, Heathrow Airport and East Anglia.

Description

Single Storey Industrial Unit with Mezzanine Floor Offices and a large Forecourt for Loading/Parking.

Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented - Detailed planning

Key Points

- Large Forecourt Area
- Loading/Parking Facilities
- Mezzanine Floor (Offices)
- Roller Shutter
- Three Phase Electricity Supply
- WC Facilities

Terms

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

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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