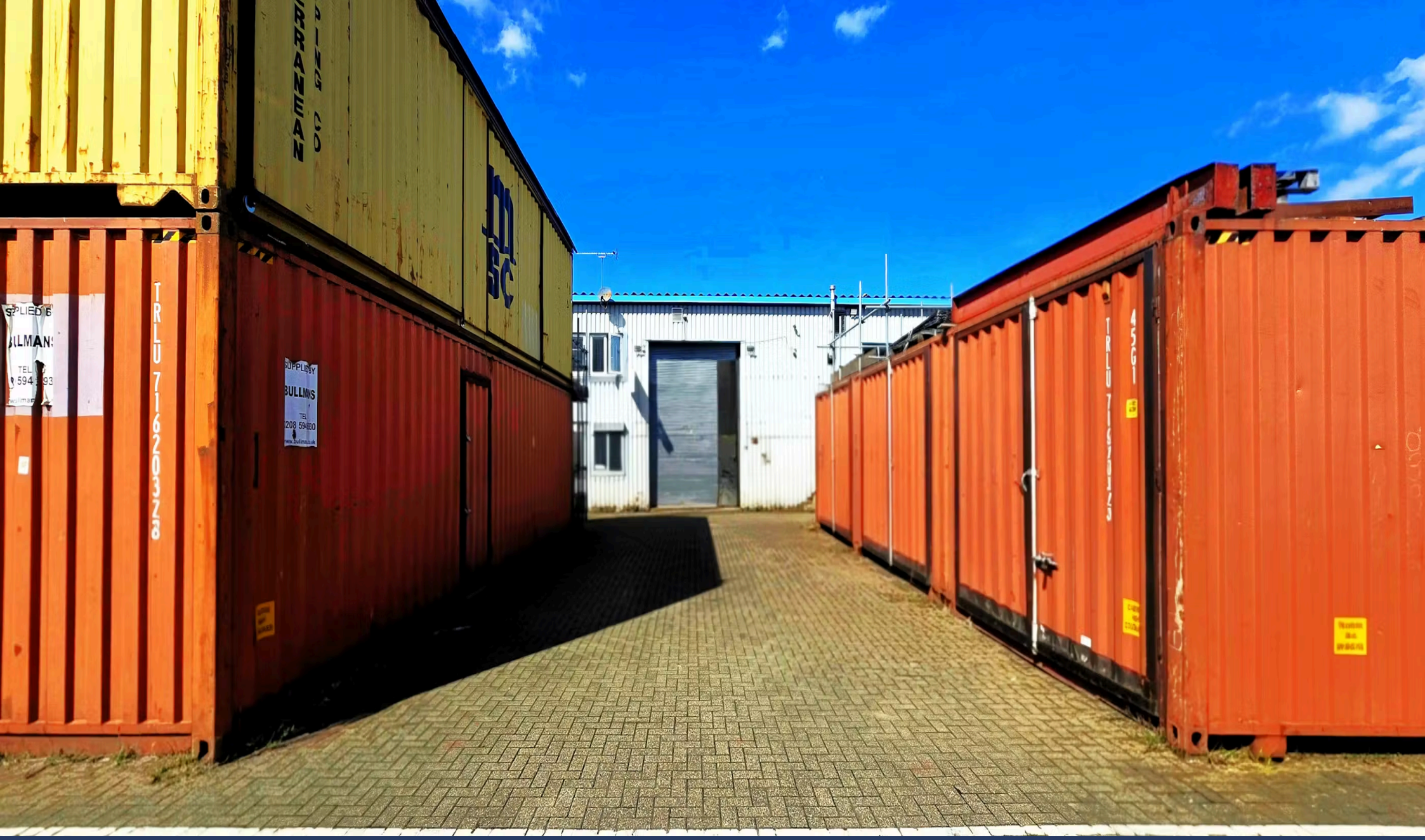


INDUSTRIAL WAREHAUS
PROPERTY GROUP

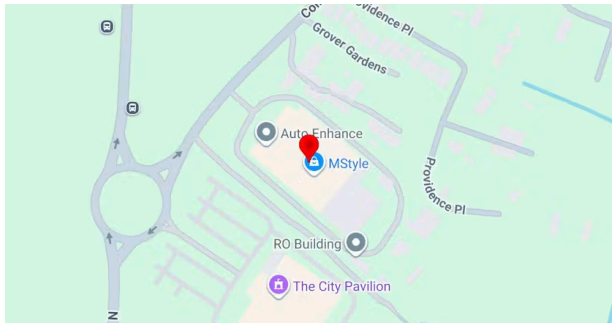
Unit 10, Northgate Industrial Park, Collier Row Road, Romford, Essex RM5 2BH

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



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

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

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.

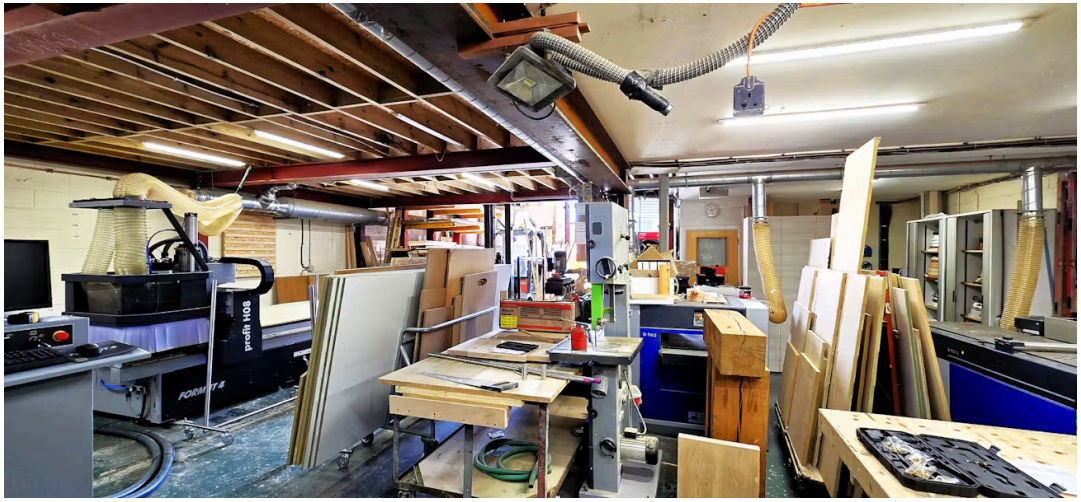
Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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.




profit HOB

