TO LET

Ground Floor Business Unit

4,760 sq. ft. (442 m²)

UNIT 1A, ASHTON GATE,

Ashton Road, Romford, RM3 8UF

- **Roller shutter access**
- **Max. height of 3.27m**
- **7 parking spaces**

KEMSLEY LLP
PROPERTY CONSULTANTS
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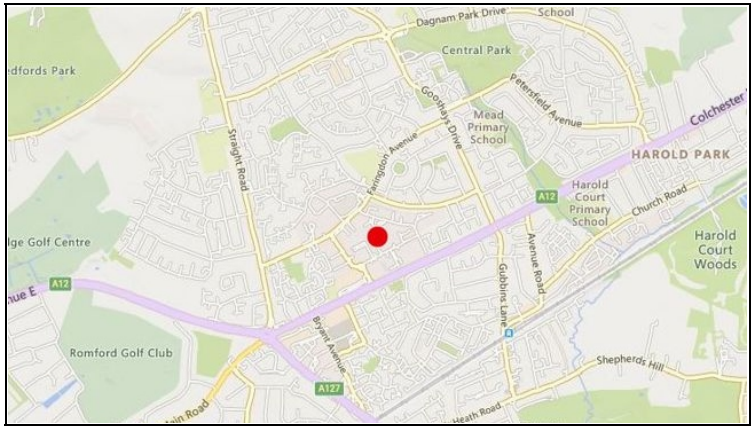
Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU



LOCATION
The property is situated on Ashton Gate which forms part of the popular Harold Hill Industrial Estate, lying north of the A12. The area has excellent road links, being approximately 1/4 mile from Gallows Corner intersection of the A12/A127 and 2 miles from the M25 (Junction 28).

DESCRIPTION
The property comprises the ground floor only within a 2 storey business unit, providing a combination of offices and warehousing accessed via both roller shutter and a separate personnel entrance. Externally, the property benefits from 7 allocated parking spaces plus loading area.

ACCOMMODATION

Total:	**4,760 sq. ft. (442 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT
On application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
Further information available upon request.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
An EPC has been commissioned at Band D.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

CONTACT
Strictly by appointment via sole agents:

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