TO LET

Industrial / Warehouse Unit

7,154 sq. ft. (665 m²)

UNIT 4, TONBRIDGE WORKS,

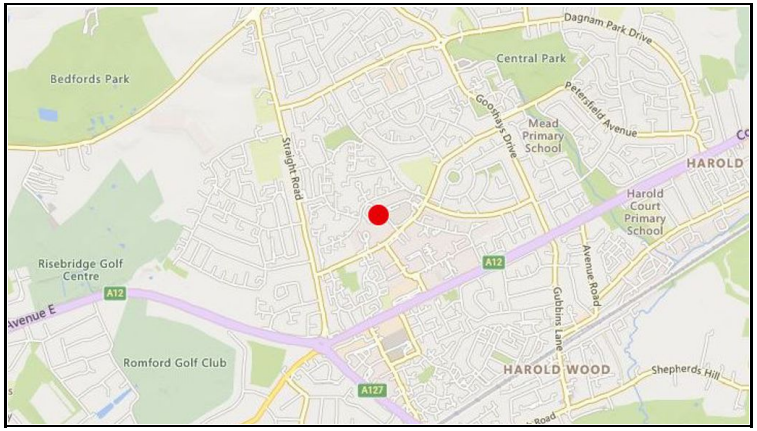
Tonbridge Road, Romford, RM3 8TS



- **3-Phase power**
- **Allocated car parking spaces**
- **Popular estate**
- **4m min. eaves height**

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







LOCATION
The unit is located within Tonbridge Works on the popular Harold Hill industrial estate lying north of the A12. The area has excellent road links, being approximately 0.25 miles from the Gallows Corner Roundabout at the intersection of the A12 and A127. The premises are approximately 2 miles from the M25 (Junction 28) at Brentwood.

DESCRIPTION
The property comprises a single storey industrial/warehouse unit. Internally, the property is currently configured to provide predominantly open plan industrial accommodation, with offices, kitchenette and WC facilities. Externally, the property benefits from allocated car parking.

ACCOMMODATION

Total:	**7,154 sq. ft. (665 m²)**

The above floor areas are approximate and have been provided to us by our client and are 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
Yr 1: £70,000 per annum
Yr 2: £80,000 per annum
Yr 3: £90,000 per annum

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

BUSINESS RATES
TBC.

SERVICE CHARGE
Further details on application.

EPC
An EPC has been commissioned.

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

CONTACT
Strictly by appointment via sole agents:

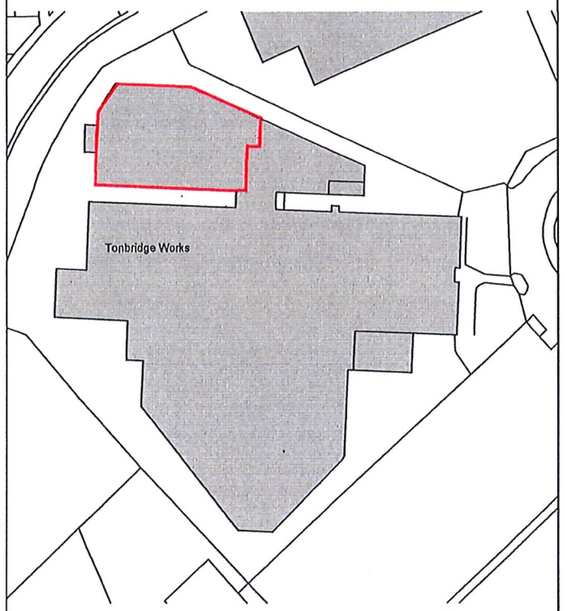
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Ref: AR4899/KC 10.26

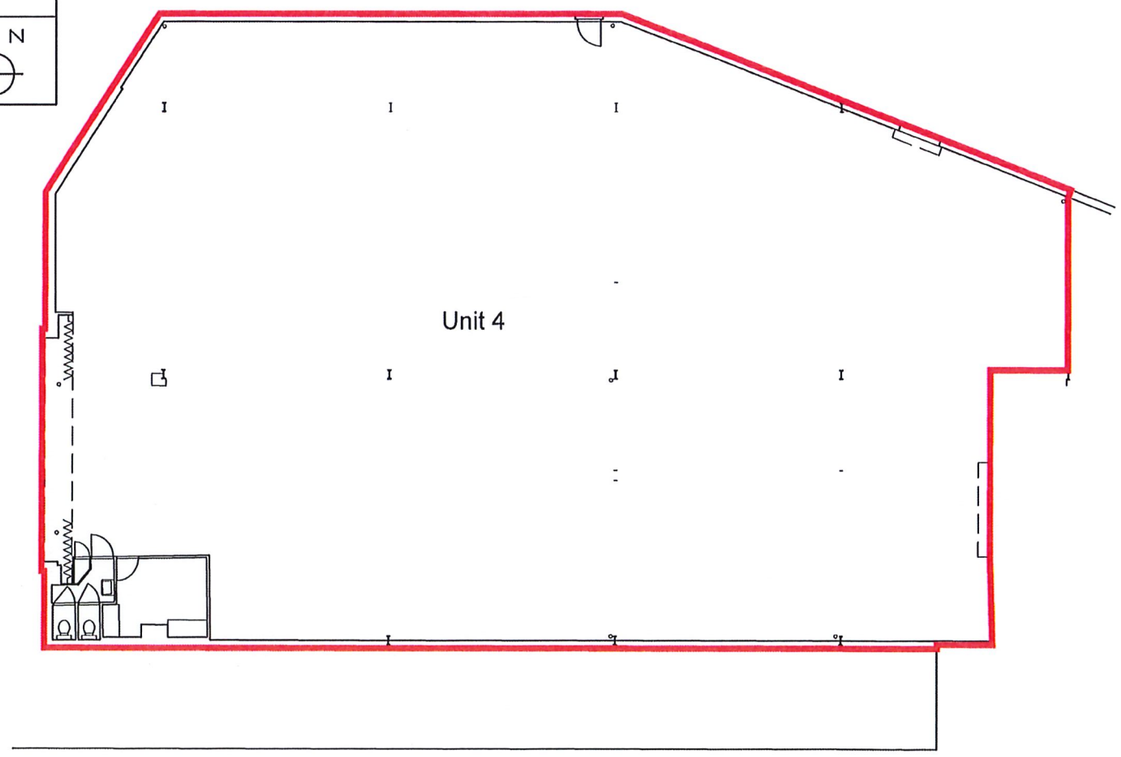
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LOCATION PLAN
SCALE 1:1250

N



NORTH

SCALE IN METRES
0 5 10

TOTAL GIA
666.82 SQM 7,178 SQ FT

Rev	Date	By	Amendment

LEGEND

ABBREVIATIONS

B	BOLLARD	MH	MANHOLE
BOE	BRICK ON EDGE	OVH	OVER HEAD
BOR.	BORING	P	POST
BT	BRITISH TELECOM	PVL	PAVEMENT LIGHT
BYW	BRICK WALL	RAD	RADIATOR
CATV	CABLE TELEVISION	RE	RODDING EYE
CF	CEILING FALL	RS	ROAD SIGN
CL	COVER LEVEL	RSJ	ROLLED STEEL JOIST
CONC	CONCRETE FINISH	RSS	ROLLED STEEL STANCHION
COU	COVER ORIGIN UNKNOWN	RWP	RAIN WATER PIPE
CPD	CUPBOARD	SC	STOP COCK
DK	DROP KERB	SP	SIGN POST
EL	ESPYED LEVEL	SVP	SOIL VENT PIPE
ELEC.	ELECTRICAL	TL	TRAFFIC LIGHT
ER	EARTHING ROD	TH	TREE HANGER
FFB	FLOWER BED	TP	TELEPHONE POLE
FAR	FLAT ASPHALT ROOF	UTL	UNABLE TO LIFT
G	GRILLE	VP	VENT PIPE
GV	GAS VALVE	VTF	VINYL TILED FLOOR
HLW	HIGH LEVEL WINDOW	WC	WATER CLOSET
IC	INSPECTION COVER	WHB	WASH HAND BASIN
LVL	LOW LEVEL	WV	WATER VALVE
LP	LAMP POST	Ø	DIAMETER

OVERHEAD DETAIL
BARRIER OR FENCE
CHANGE IN SURFACE
GATE
SURVEY STATION

HEIGHTS

C	HEIGHT FROM FLOOR TO CILL
H	HEIGHT FROM CILL TO HEAD
SP	HEIGHT FROM FLOOR TO SPRING OF ARCH
AH	HEIGHT FROM FLOOR TO HEAD OF ARCH
(HTH)	HEIGHT TO CEILING, BEAM OR DOOR
S/C	STRUCTURAL CEILING HEIGHT
F/C	FALSE CEILING HEIGHT
DL	DEDUCED LEVEL DERIVED FROM PLUS MEASUREMENTS
TREES	D DIAMETER(mm)
	S SPREAD(mm) diameter
	H HEIGHT(mm)

ALL TREE HEIGHTS SHOWN IN (mm)

3sixty measurement
LAND & MEASURED BUILDING SURVEYORS

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Client	PETCHEY INDUSTRIAL HOLDINGS LTD	
Project	TONBRIDGE WORKS UNIT 4 RM3 8TS	
Drawing	UNIT 4D LEASE PLAN	
Date: JUNE 2024	Scale: A3@1:200	Drawn by: DO Checked by: RJT
Project No: 13416	Drawing No: -LU4D	Revision: