

**TO LET**

## Industrial / Warehouse Unit

7,154 sq. ft. (665 m<sup>2</sup>)

## UNIT 4E, TONBRIDGE WORKS,

Tonbridge Road, Romford, RM3 8TS



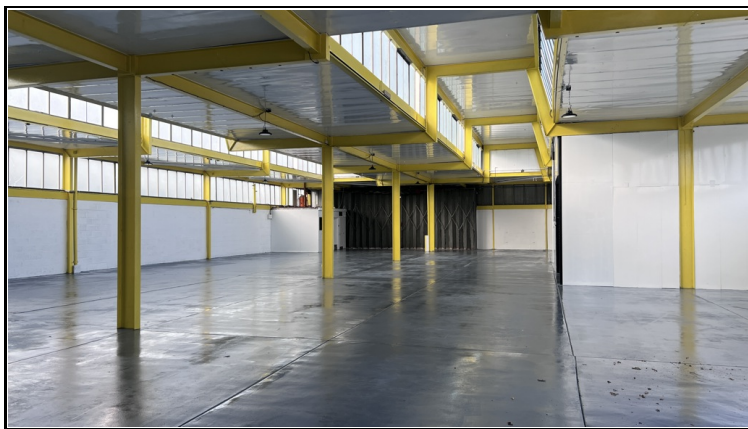
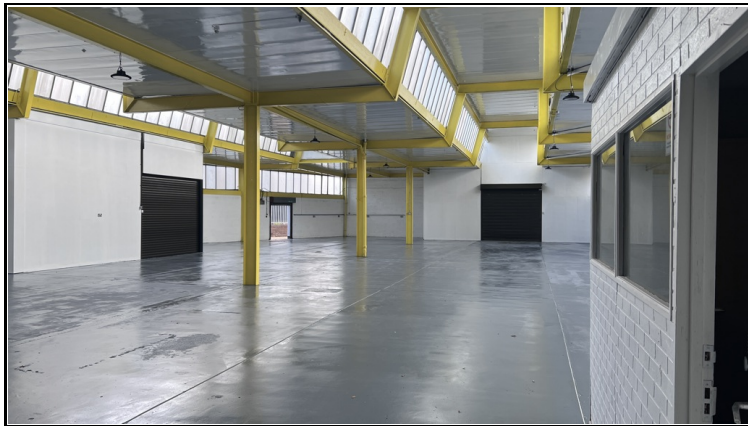
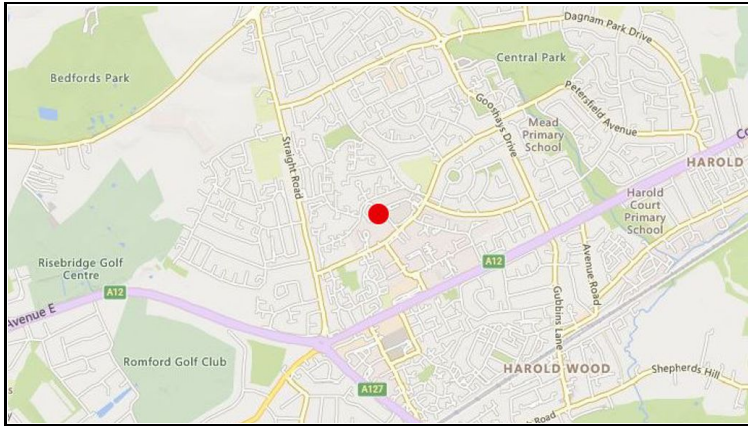
- 3-Phase power
- Allocated car parking spaces
- Popular estate
- 4m min. eaves height

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)

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 m<sup>2</sup>)**

*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

Stepped rent on a 5-year term certain as follows:

- Year 1: £9.50 per sq ft
- Year 2: £10.50 per sq ft
- Year 3: £11.50 per sq ft

## 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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