FOR SALE / TO LET

Detached Industrial / Warehouse with Yard

23,447 sq. ft. (2,178 m²) on a site of 1 acre

REDBURN HOUSE

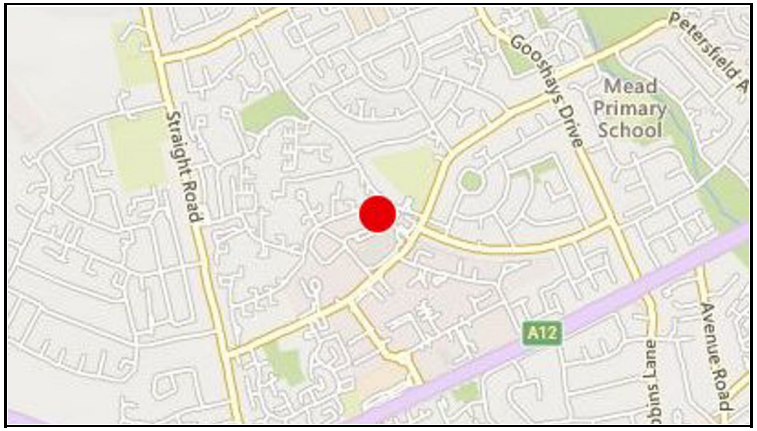
2 Tonbridge Road, Harold Hill, Romford, RM3 8QE



- 4.34 min. eaves height
- Strategic location
- Secure gated yard
- Vacant possession
- Refurbished two storey offices
- Rare Freehold opportunity

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

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







LOCATION

The property is located on the northern side of Tonbridge Road, which in turn links to Faringdon Avenue and forms part of the established Harold Hill industrial area. The property benefits from excellent road links, with both the A12 (Eastern Avenue) and the A127 (Southend Arterial Road) in close proximity via Gallows Corner.

DESCRIPTION

The property comprises a detached single storey industrial/warehouse building with two storey offices to the front. Internally, the offices provides a combination of partitioned and open planned accommodation, which has recently been refurbished to a modern standard. The warehouse to the rear provides predominantly open planned accommodation, which can be accessed directly from the yard and offices. Externally, the property benefits from a parking/forecourt area to the front, with additional yard space of external storage and loading to the side. There is a canopied loading area along the eastern flank, above the roller shutter loading doors.

Whilst the majority is occupied by several associated companies, there is an area along the western side which has been subdivided to create a self-contained unit known as 2a, currently let to Beau Kids Limited who are holding over.

ACCOMMODATION

2 Tonbridge Road:	18,928 sq. ft. (1,758 m²)
2a Tonbridge Road:	4,519 sq. ft. (420 m²)
Total:	**23,447 sq. ft. (2,178 m²)**

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

TENURE

The property is available for sale on a freehold basis with vacant possession. Alternatively, the property is available by way of a new full repairing and insuring lease on terms to be agreed.

PRICE/RENT

On application.

VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries.

EPC

2 Tonbridge Road - commissioned at Band B.
2a Tonbridge Road - commissioned at Band D.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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