

TO LET

Two Storey Business Units

5,886 - 11,434 sq. ft. (547 - 1,062 m²)

UNIT 13-14, ASHTON GATE

Ashton Road, Romford, RM3 8UF



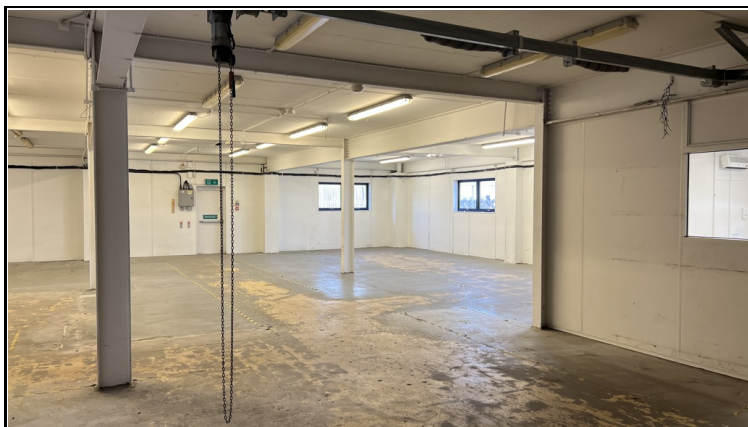
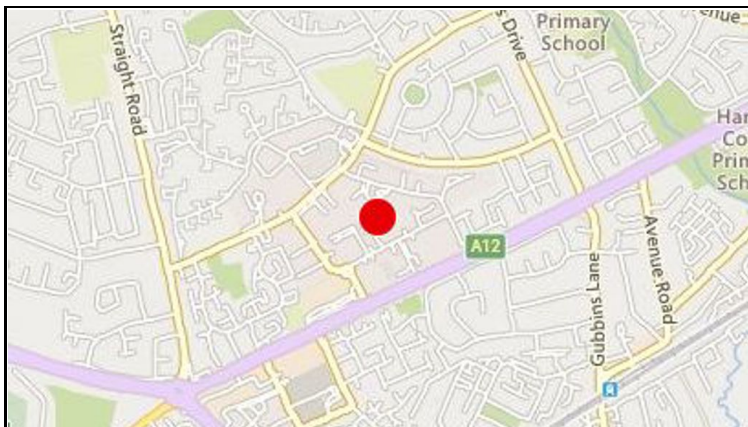
- Allocated car parking spaces
- Electric roller shutter loading door
- Can be let individually or combined

- 3-Phase electric supply
- First floor office accommodation
- Air conditioning (untested)

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

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LOCATION

The properties form part of Ashton Gate which is situated on Ashton Road within the popular Harold Hill Industrial Estate. Situated immediately adjacent to the A12, road links are excellent being a short distance from Gallows Corner intersection with the A127, both of which provide direct access to the M25 motorway (Junction 28 & 29 respectively).

DESCRIPTION

The properties comprise two adjoining two-storey business units, which can be let either individually or combined. Unit 13 provides ground floor storage and warehousing with first floor office accommodation, while Unit 14 is arranged as offices over both ground and first floors. The office areas throughout both units are fitted to a good standard, with air conditioning (untested). Externally, the properties benefit from generous allocated car parking and a dedicated loading area.

ACCOMMODATION

Unit 13:	5,886 sq. ft. (547 m ²)
Unit 14:	5,548 sq. ft. (515 m ²)
Total:	5,886 - 11,434 sq. ft. (547 - 1,062 m²)

The above floor areas have been measured on a Gross Internal basis and provided to us by our client.

TENURE

The properties are available on a leasehold basis 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

From enquiries made of the VOA, we are advised that the property has a Rateable Value of £107,000. Interested parties are advised to make their own enquiries of the London Borough of Havering.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

EPC's have been commissioned at Band C for both units.

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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