**TO LET**

Industrial / Workshop Unit

986 sq. ft. (92 m²)

# UNIT 9, TONBRIDGE WORKS,

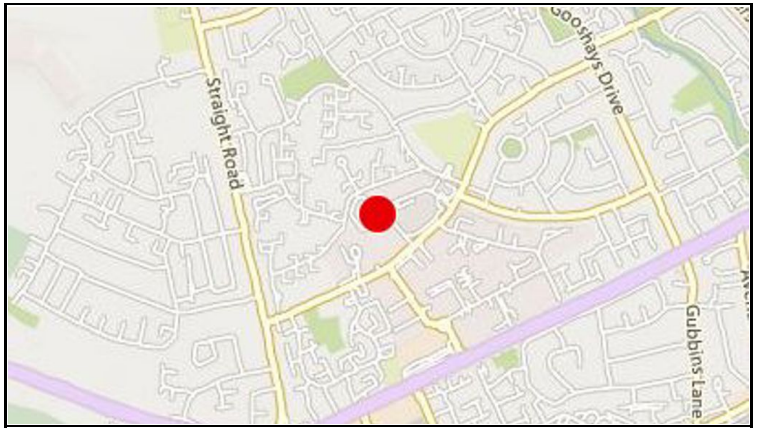
Tonbridge Road, Harold Hill, Romford, RM3 8TS




- 3 metre min. eaves height
- Ancillary offices
- Shared WC facilities
- Gas boiler and central heating
- 3-Phase electricity
- Allocated car parking

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
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 and the intersection of the A12 and A127. The premises lay approximately 2 miles from the M25 (J28) at Brentwood.

**DESCRIPTION**
The property comprises a single storey workshop/industrial unit providing both workshop and office space with double door access via a communal loading area.

**ACCOMMODATION**

| | |
|---|---|
| **Total:** | **986 sq. ft. (92 m²)** |

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

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

**RENT**
Yr 1: £17,766 per annum (£18 psf)
Yr 2: £18,753 per annum (£19 psf)
Yr 3: £19,740 per annum (£20 psf)

**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 £11,000. 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**
An EPC has been commissioned at Band C.

**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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