TO LET

Prominent Trade Counter Unit

10,098 sq. ft. (938 m²)

UNIT 11B, TRADE CITY,

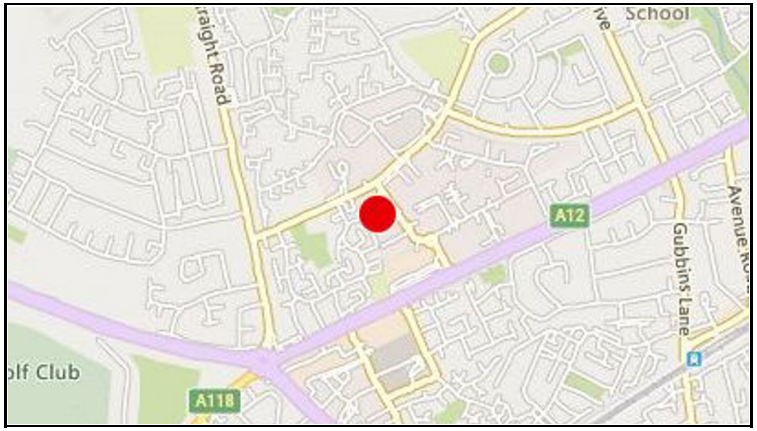
Ashton Road, Harold Hill, Romford, RM3 8UJ



- Ground and First floor offices
- Kitchen and WC facilities
- All mains services
- 9m eaves height
- Prominent corner position
- Excellent road links

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01708 766733
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Kemsley LLP CEME, Marsh Way, Rainham, RM13 8EU







LOCATION
Trade City is prominently located a short distance from Gallows Corner interchange on the A12 at Junction 28 of the M25 motorway and forms part of the popular Harold Hill Industrial Estate. Nearby occupiers include Screwfix, Euro Car Parts, and Edmundson Electrical.

DESCRIPTION
The property comprises a modern trade counter unit forming part of the popular Trade City Development. The unit is of steel portal frame construction externally clad in profile sheet cladding and benefits from 9m eaves height. Internally, the unit provides predominantly open warehouse accommodation in addition to ancillary ground and first floor office accommodation. Externally, there are 11 car parking spaces plus loading facilities.

ACCOMMODATION

Ground Floor:	7,589 sq. ft. (705 m²)
First Floor:	2,509 sq. ft. (233 m²)
Total:	**10,098 sq. ft. (938 m²)**

The above floor areas are approximate and have been 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
On application.

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

BUSINESS RATES
Further information available on request.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
An EPC has been 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:

Ben Collins
Tel: 01708 759887 / 07740 565222
Email: ben.collins@kemsley.com

Kieran Conlan
Tel: 01708 963442 / 07969 743810
Email: kieran.conlan@kemsley.com

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