TO LET

Two Storey Business Unit

3,410 - 6,821 sq. ft. (317 - 634 m²)

UNIT 6, CONQUEROR COURT,

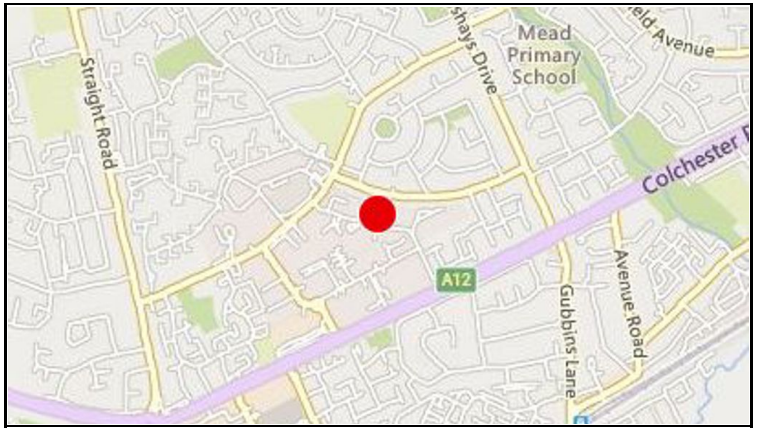
Spilsby Road, Harold Hill, Romford, RM3 8SB



- 3-Phase power
- Gas supply
- Floors can be let individually or combined
- 19 allocated car parking spaces
- Roller shutter access
- Central heating

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
www.kemsley.com

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







LOCATION

The property is situated on the popular Harold Hill Industrial Estate laying just north of the A12. The area has excellent road links, being approximately a quarter of a mile from the Gallows Corner intersection of the A12 and two miles from the M25 at Junction 28.

DESCRIPTION

The property comprises a mid-terrace, two-storey business unit, arranged as ground floor storage and first floor office accommodation. The ground floor benefits from good height to the under slab, while the first floor offers a mix of partitioned offices, open-plan office accommodation, and ancillary storage. WC facilities are available on both floors. Externally, the property benefits from generous allocated parking and a dedicated loading area. Each floor can be let individually or combined, with a shared lobby with WC facilities.

ACCOMMODATION

Ground Floor:	3,410 sq. ft. (317 m²)
First Floor:	3,410 sq. ft. (317 m²)
Total:	**3,410 - 6,821 sq. ft. (317 - 634 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, subject to periodic rent reviews.

RENT

£95,000 per annum exclusive.

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 £68,500. Interested parties are advised to make their own enquiries of the Local Authority, the London Borough of Havering for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band E.

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:

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

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

Ref: AR4995/KC 02.26

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