

TO LET

Industrial Unit

3,818 sq. ft. (355 m²)

SINCLAIRE HOUSE

Bryant Avenue, Romford, RM3 0AP



- Forecourt
- Mezzanine storage
- Prominent location

- First Floor Office
- Rear loading
- Excellent access to A12, A127 & M25

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Situated at the rear of Avenue Industrial Estate which is located 2.7 miles from Romford rail station on Southend Arterial Road (A127) close to Gallows Corner which provides access into London and Essex via the A12, both east and west. Gallows Corner retail park is located to the north of the premises which is home to national retailers including Magnet Kitchens, Halfords and Furniture Village.

DESCRIPTION

The property comprises a detached industrial unit fronting Bryant Avenue. Internally, the property provides predominantly open-plan warehouse/workshop accommodation with ancillary first floor offices and a small mezzanine area.

Loading access is provided to the rear via a roller shutter door, with an additional storage area accessible both internally and externally.

Externally, the property benefits from a forecourt area providing car parking, together with pedestrian access to the reception/lobby and first floor accommodation via two personnel doors.

ACCOMMODATION

Ground Floor:	3,133 sq. ft. (291 m ²)
First Floor:	517 sq. ft. (48 m ²)
Mezzanine:	168 sq. ft. (16 m ²)
Total:	3,818 sq. ft. (355 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

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

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:

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