

**TO LET**

## Industrial / Warehouse Unit

18,729 sq. ft. (1,740 m<sup>2</sup>)

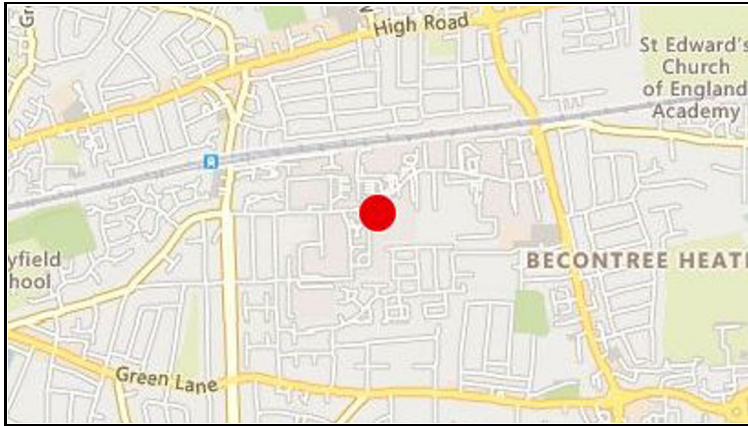
**UNIT 8, APOL SILVA INDUSTRIAL PARK,**  
Freshwater Road, Romford, RM8 1RX



- Min. eaves height 6 metres
- Demised forecourt / yard area
- 19 metre yard depth
- 3-Phase power
- 10 car parking spaces
- 2x level access loading doors

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

The property is located on the south side of Freshwater Road and has good road links to both the A12 and the A13 via Whalebone Lane South (A1112). The property also benefits from excellent public transport links, being approximately 0.2 miles from Chadwell Heath station on the Elizabeth line.

## DESCRIPTION

The property comprises a mid-terrace, single storey industrial/warehouse unit of steel frame construction, externally clad in profile steel cladding. The roof consists of concrete rafters, with a steel covering arranged in three pitched sections running front to back.

Externally, the unit benefits from a front forecourt/yard area laid to hard standing, providing space for loading and parking for approximately 10 vehicles. Loading is available via 2x level access roller shutter loading doors in the front elevations.

## ACCOMMODATION

**Total:** **18,729 sq. ft. (1,740 m<sup>2</sup>)**  
*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 of the relevant local authority.

## EPC

An EPC has been commissioned at rating 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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