

**TO LET**

## Two-Storey Business Unit

1,925 sq. ft. (179 m<sup>2</sup>)

**UNIT C, THE BUSINESS CENTRE,**  
Faringdon Avenue, Harold Hill, Romford, RM3 8EN

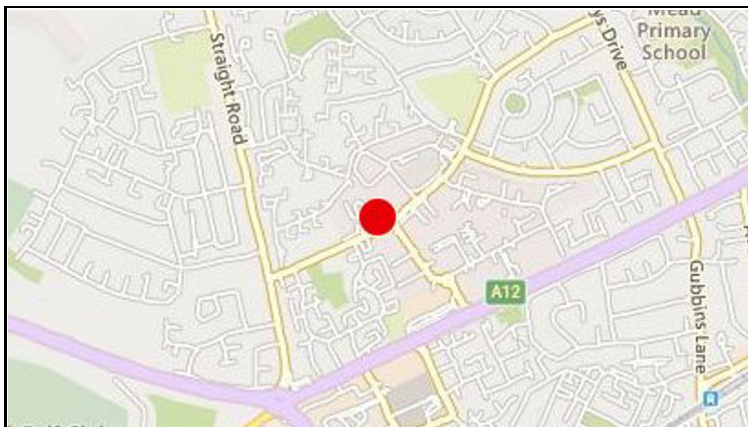


- Trade Counter
- Excellent road links

- First Floor Office accommodation
- 4x allocated car parking spaces

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

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



## LOCATION

The Business Centre is situated fronting Faringdon Avenue on the popular Harold Hill industrial estate, lying just to the north of Colchester Road (A12). The area has excellent road links, being approximately 0.25 miles from Gallows Corner at the intersection of the A12 and the A127 and 2 miles from the M25 (Junction 28 at Brentwood).

## DESCRIPTION

The property comprises an end of terrace, two-storey business unit providing a split of office to the first floor and storage to the ground floor. The ground floor is accessed via an up and over loading door with a separate personnel access door.

## ACCOMMODATION

**Total:** **1,925 sq. ft. (179 m<sup>2</sup>)**

*The above floor areas are approximate, have been measured on a gross internal basis and provided to us by our client.*

## TENURE

The property is available by way of assignment of the existing lease dated 6 December 2019, with approximately 3 years and 7 months unexpired. We understand that a new lease may be considered direct from the landlord, subject to terms offered.

## RENT

£32,725 per annum exclusive.

## 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.

## 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:

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: [kieran.conlan@kemsley.com](mailto:kieran.conlan@kemsley.com)

Ben Collins

Tel: 01708 759887 / 07740 565222

Email: [ben.collins@kemsley.com](mailto:ben.collins@kemsley.com)

Ref: AR5027/KC 04.26



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