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COMMERCIAL PROPERTY AGENTS

Newly Built Retail / Commercial Units

TO LET / FOR SALE

Below a New Development of 98 Flats

- E Class Use
- 3 Units Available
- New Leases
- Shell & Core Finish
- Unit 1 – 238 m² / 2561.81 ft²
- Unit 2 – 323.8 m² / 3485.35 ft
- Unit 3 – 124.5 m² / 1340.1 ft²

Northern Heights
North Street Romford Essex RM1 1JH



Location
Northern Heights is a residential development situated in **Romford, Essex**, within the London Borough of Havering. This area has experienced significant redevelopment in recent years, particularly following the success of the Olympic Park redevelopment in Stratford. Romford has also been named as a station on the new **Elizabeth Line** (Crossrail), enhancing its connectivity.

The development is centrally located within Romford town centre, offering residents easy access to various amenities. Notably, the **Liberty Shopping Centre**, **Brewery Shopping Centre**, and **Mercury Shopping Centre** are all within close proximity, providing a comprehensive retail offering.

Located approximately 0.3 miles (0.5 km) northwest of Romford National Rail station, **Elizabeth Line (Crossrail).** Additionally, numerous bus routes connect Romford to various destinations, including Chigwell in the north, Upminster to the east, Dagenham to the south, and Barking to the west. The A12 is situated approximately 0.6 miles (0.9 km) to the north, and the M25 Junction 28 is approximately 4.1 miles (6.6 km) to the west.

Description
Comprising a three good-sized retail / commercial unit having excellent wide frontages with the following approximate areas -

Unit 1 – 238 m^2 (2561.81 ft^2)
Unit 2 – 323.8 m^2 (3485.35 ft^2)
Unit 3 – 124.5 m^2 (1340.1 ft^2)

Permitted use
Class E – Retail, Professional Services, Offices, Health & Medical, Creche, Nurseries, Day Centers, Gym, indoor sports and Recreation

Finish
Finished in a shell and core condition with capped services.

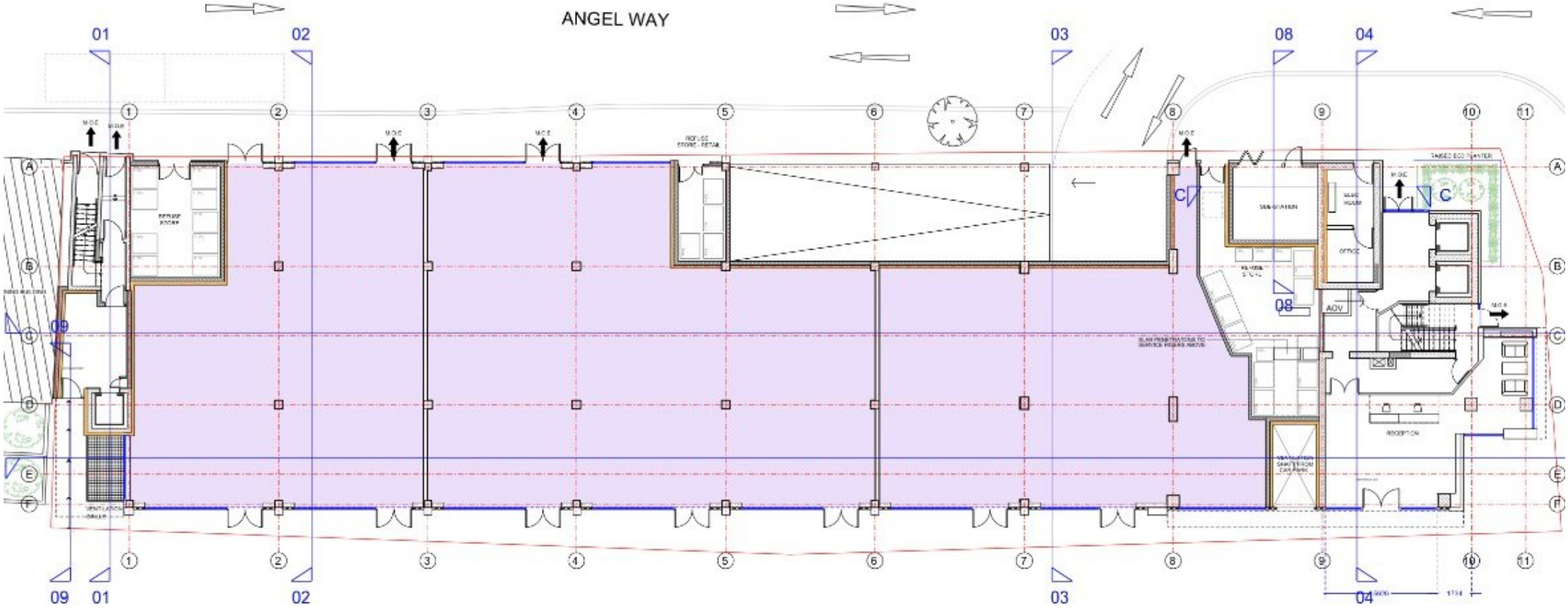
Tenure:
A new FRI lease will be granted for a term to be agreed upon, subject to upward-only rent reviews.

Rent:
Guide of **£25psf + VAT**

Long Leasehold Sale:
Guide of **£265psf + VAT**


Unit 3
Unit 2
U1


Unit 2
Unit 2
Unit 1


ANGEL WAY
01
02
03
08
04
09
01
02
03
04
08
AOV
OFFICE
RECEPTION
RAISED BOD PLANTER

CONNECTIVITY

Located approximately 0.3 mi (0.5 km) to the north of Romford National Rail station.

Services to Stratford Station in 20 minutes and London Liverpool Street station in 29 minutes (Source:TFL).

Romford Station will be a stop on the Elizabeth Line (Crossrail) service providing services east to west across London.

Numerous bus routes connecting Romford to Chigwell in the north, Upminster to the east, Dagenham to the south and Barking to the west.

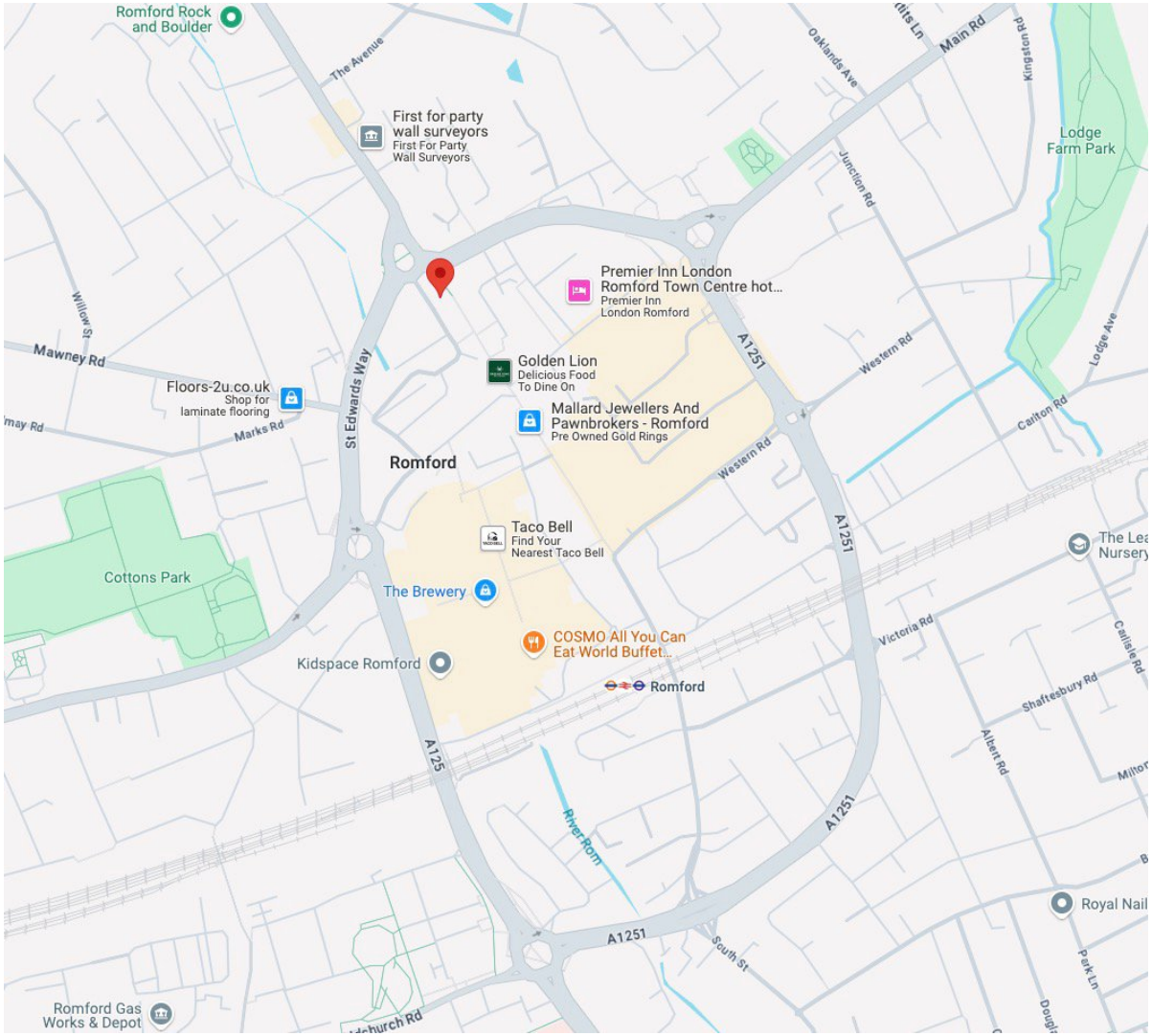
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Stratford	19 minutes
Liverpool Street	27 minutes
Tottenham Court Road	33 minutes
Paddington	38 minutes
Ealing Broadway	46 minutes
Heathrow Terminal 5	68 minutes

(Source: TFL)





Legal Costs
The ingoing tenant is to pay towards the landlord legal fees.

Rates
To be assessed by Havering Council

EPC
Available Upon Request

Reference Charge
Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit
Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing
Strictly by Appointment only via sole agents
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