

Century House, 69 Oldchurch Road, Romford, Essex RM7 0BB



Detached warehouse with offices approx. 20,334 sq ft (1889.8 sq m) with yard approx. 9931 sq ft (923 sq m)

TO LET

- Central location
- Adjacent Rom Valley Retail Park
- Next to Oldchurch Hospital
- A12 approx. 1 mile
- Romford Station approx. 0.5 mile
- Three loading doors
- Approx 5.5m eaves

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

A very central location at the junction of Rom Valley Way (A125) and Oldchurch Road. This is an excellent trade location close to the Rom Valley Retail Park, benefitting from quick access to the A12 and Train Station.

The property

A detached warehouse arranged in five main sections accessed by three loading doors via a large private yard.

The ground floor provides an eaves height of approx. 5.5m and is fitted with fluorescent lighting, 3-phase power and mains gas. There are office and welfare facilities.

On the first floor is former showroom, office and welfare accommodation.

Externally, there is a large yard providing loading and parking space. There is also a pay and display car park immediately to the rear of the building.

Accommodation The approximate gross internal floor area is:

Accommodation	Sq ft	Sq m
Ground floor	16577	1540.6
First floor	3758	349.2
Total	20334	1889.8
Yard	9931	923.0

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed, to a maximum of 7 years outside the renewal provisions of the Landlord & Tenant Act with periodic rent review.

Figures

£205,000 per annum exclusive.

All other outgoings payable in addition. Subject to accounts and references, a rent deposit will be payable.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate (EPC)

In the process of being prepared.

Timing

Available from June 2025.

Agent's Note

All figures quoted are exclusive of VAT (if applicable). No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

The site area has been calculated with Promap Digital Mapping and should be verified onsite in due course.

Business Rates

The Rateable Value (2023) is £159000, making the rates payable in the region of £88245pa.

Anti money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696 or jb@branchassociates.co.uk

Additional photographs

Please see below.

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info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



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