

TO LET

Two Storey Business Unit

4,793 sq. ft. (445 m²)

1 BRIDGE CLOSE

Romford, RM7 0AU

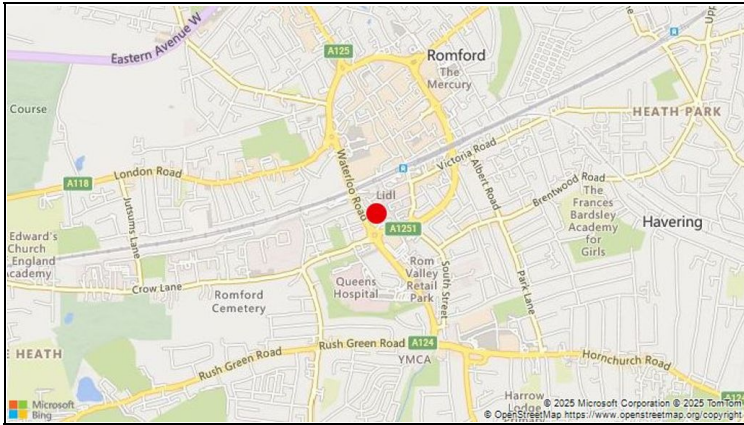
**Indicative*



- 3-Phase electricity
- Intercom system
- Parking available
- High quality first floor offices
- Loading area/roller shutter
- Forklift charging point
- Ground floor warehouse
- Gas

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

Bridge Close is situated close to Romford Town Centre and Romford Overground station which provides easy access to London Liverpool Street station. Once Crossrail takes over, this will be re-branded as the Elizabeth line and services will be extended to Paddington and onwards to Reading and Heathrow Airport.

DESCRIPTION

The property comprises a two storey business unit of brick and block construction with concrete flooring and accessed via roller shutter of personnel door. The property benefits from good quality office accommodation on the first floor with ground floor storage along with WC and kitchen facilities.

ACCOMMODATION

Total: **4,793 sq. ft. (445 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available by way of a new full repairing and insuring lease for a term up to five years.

RENT

£10.00 per sq ft exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available upon request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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