



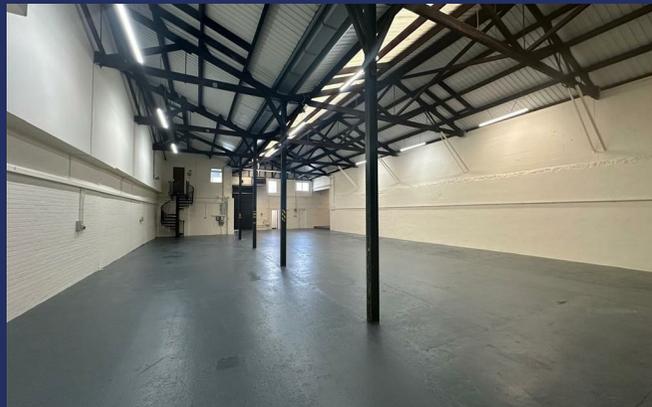
32B Bates Industrial Estate  
The Old Brickworks  
Industrial Estate, Church  
Road  
Romford  
RM3 0HU

**To Let -  
Industrial/Warehouse Unit**

- 6,719 sqft (624 sqm)
- Established Industrial Estate
- Close proximity to A12
- 10 Parking Spaces

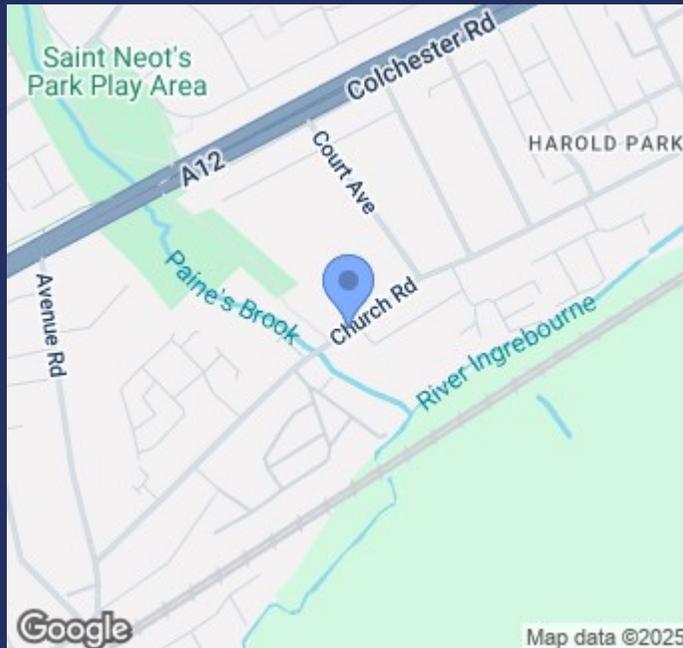
**01277 289150**

[www.mjmpropertyconsultants.co.uk](http://www.mjmpropertyconsultants.co.uk)



## Location

Bates Industrial Estate is conveniently located South of the A12 approximately two miles from Junction 28 of the M25 motorway, providing easy access to the national motorway network. Harold Wood mainline station also provides a frequent services to London's Liverpool Street.( Elizabeth Line)



## Description

An industrial/warehouse unit of steel frame construction, clad to the external elevations in profile steel sheeting. The property includes fitted offices at ground and first floors. All main services including three phase power, WC's and gas connection. There are 10 allocated parking spaces.

## Accommodation

Industrial/Warehouse area - 6,079 sqft (565 sqm)  
Offices areas - 640 sqft ( 59 sqm)

Total - 6,719 sqft (624 sqm)

## Terms

Available on a new full repairing and insuring lease for a term to be agreed

## Rent

£94,066 per annum exclusive, payable quarterly in advance

## Planning and Use

The property can be used for light industrial and/or warehouse purposes

## Business Rates

The property has a rateable value of £51,000. Rates payable 2025/2026 est. £28,305.

## Service Charge

A service charge is not currently payable, but the lease makes future provision should a service charge become applicable.

## Energy Performance Certificate

C - 66

## VAT

Value added tax is applicable to the rent and service charge

## Legal Costs

Each party to bear their own legal costs

Viewing & Further Information:

Contact MJM Property Consultants:

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