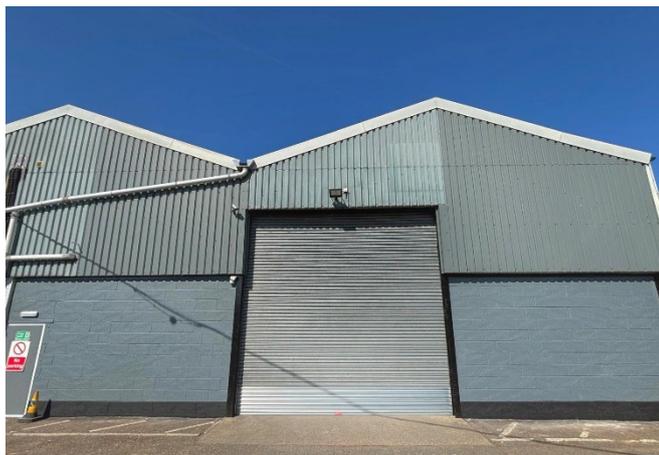


# TO LET – Harold Wood (Romford) Industrial/warehouse unit with offices approx 6,719sq ft (624sq m)

**ROBERT DEWAR ASSOCIATES**  
01245 350160



## Unit 32b The Old Brickworks Industrial Estate, Church Road, Harold Wood, RM3 0HU

### DESCRIPTION:

Number 32b is a mid-terrace industrial/warehouse unit which benefits from mezzanine offices (approx 600sq ft) already in situ, WC facilities, roller shutter access door, pedestrian door, three phase power with gas to the premises albeit the latter capped and the industrial heaters connected decommissioned. The premises has recently been redecorated. The EPC rating of C66.

**RENT:** £94,066pa plus VAT and service charge if applicable.

**RATEABLE VALUE:** £51,500. Payable 25/26 £28,582.50

### LOCATION:

The Old Brickworks Estate is centrally located close to the A12 and approx. 1.75 miles from the M25 (J28 Brentwood) and approx. 2 miles from Gallows Corner A127. The estate is also walking distance from Harold Wood British Railway Station (London Liverpool Street approx.30mins). Nearest towns being Brentwood and Romford.

### TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease on terms to be agreed - We understand the property is connected to mains water, drainage. Interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

### LEGAL COSTS:

Each party to bear their own legal costs.

### PARKING:

There is parking allocated on site for the unit.

**VIEWING:** By appointment with Robert Dewar Associates

## 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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