

## TO LET

INDUSTRIAL/WAREHOUSE  
PREMISES WITH OFFICES  
8,794sq.ft (869.99sq.m)

## 27 Bates Industrial Estate

Church Road, Romford, RM3 0HU



Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

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**[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)**

## LOCATION

The Bates Industrial is situated in Harold Wood near Romford forming part of the Bates Industrial Estate. Church Road lies off the A12 Colchester Road and can be accessed from Harold Court road or Gubbins Lane.

The A12 connects with the A127 Southend Arterial Road at Gallows Corner a short distance to the west and the M25 (J28) approx. 2 miles to the east. The local area is served well by public transport with Harold Wood rail station (Liverpool St.) within walking distance from the estate.

## ACCOMMODATION

A modern business premises constructed in 2007 and currently in excellent condition. The property comprises a mix of warehouse and offices built to a high specification, together with 17 allocated parking spaces. The premises have rear vehicular access via an up and over door with a height of approx. 4.75 metres.

Approximate gross internal areas are as follows:

### **Warehouse area**

4,875 sq.ft ( 452.90 m )

### **Ground Floor Office and staff facilities**

1,661 sq.ft ( 154.31 m )

### **First Floor Offices**

2,258 sq.ft ( 209.77 m )

**Total 8,794 sq.ft ( 816.99 m )**

## TERMS

The premises are to be offered on new lease terms for a minimum of 5 years.

## RENT

£96,734 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

All rents and prices stated are subject to Value Added Tax.

## GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Viewing

Strictly by appointment via agents



**01708 731200**

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