

32b Bates Industrial Estate, Romford

RM3 0HU



To Let

6,719 sq ft
(624.22 sq m)

£94,066 per annum Payable quarterly
in advance

Industrial/Warehouse with
Offices

- Established Industrial Estate
- Within Close Proximity to A12 & M25
- 10 Parking Spaces
- Near to Harold Wood Train Station

Location

Bates Industrial Estate is conveniently located south of the A12 approximately two miles from Junction 28 on the M25 motorway. Harold Wood station is within walking distance and provides a frequent rail service to London Liverpool Street, as well as the Elizabeth Line - providing fast access to Heathrow Airport and central London.

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

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Industrial/Warehouse Area	6,079	564.76
Office Areas	640	59.46
Total	6,719	624.22

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

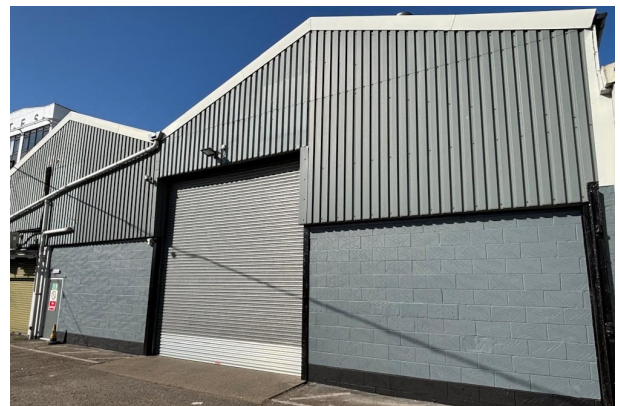
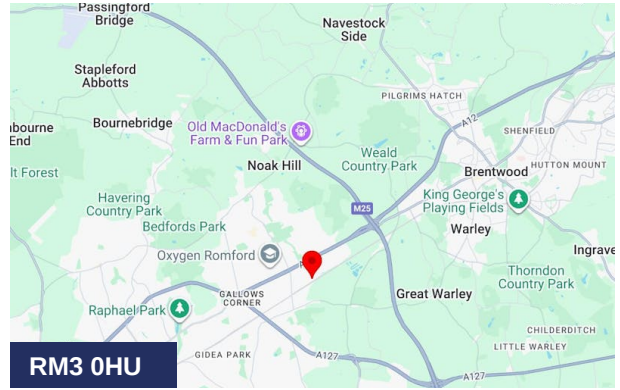
A service charge is not currently payable, but the lease makes future provision should a service charge become applicable.

VAT

Value Added Tax is not applicable to the rent and service charge.

Legal Costs

Each party to bear their own legal costs



Summary

Available Size	6,719 sq ft
Rent	£94,066 per annum Payable quarterly in advance
Rates Payable	£28,305 per annum
Rateable Value	£51,000
EPC Rating	C (66)

Viewing & Further Information

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