



STIRLING  
ACKROYD



## TO LET

Unit 36, Bates Road,,  
Romford, RM3 0JH

9,380 sq ft

Single storey  
Industrial/Warehouse  
Property with two Roller  
Shutters, large forecourt  
at the front and loading  
facilities at the rear.



## Description

Single storey Industrial/Warehouse Property with two Roller Shutters (Front & Rear), a large forecourt at the front and good loading facilities at the rear.

## Location

The Property is located on The Old Brickworks Industrial Estate situated in an established industrial area in Harold Wood. Colchester Road/Eastern Avenue (A12) is a short distance to the west of the estate and links to the M25 Motorway (Junction 28) to the north and the North Circular Road (A406)/M11 Motorway (Junction 4) and the City to the south.

The area is well served by numerous bus routes and rail connections are provided at nearby Harold Wood Railway Station (Great Eastern Main Line) with a service to London Liverpool Street Station (journey time of 35 minutes).

## Key points

- Large Forecourt (Front)
- Lighting
- Loading Facilities (Front & Rear)
- Offices
- Power Points
- Three Phase Electricity Supply
- 2 Roller Shutters (Front & Rear)
- W.C. Facilities





## Rents, Rates & Charges

|                |                    |
|----------------|--------------------|
| Lease          | New Lease          |
| Rent           | £103,250 per annum |
| Rates          | On application     |
| Service Charge | On application     |
| VAT            | Applicable         |
| EPC            | On application     |

## Viewing & Further Information



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