



STRETTONS

EST 1931



TO LET

**Unit 2 Conqueror Court,
Spilsby Road, Harold
Hill, Romford
RM3 8SB**

6,992 sq ft / 649.6 sq m

Purpose built two-storey office and
Warehouse with potential for
showroom



Industrial To Let

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Description

The property consists of a purpose built two storey office and warehouse unit. The ground floor comprises the workshop, storage area and benefits from a loading bay. Other amenities include a WC and kitchen. The first floor consists of carpeted offices which are glass partitioned and the remaining space was formerly used as a showroom.

Highlights

- Secure remote controlled gated site
- Level access loading door 3.03m wide x 3.60m high
- Concrete first floor
- Ground: 4.50m height with a min. clearance of 3.8m
- First floor 2.7m floor to ceiling height
- Double glazing throughout
- 13 Parking spaces demised
- WC facilities
- Kitchen area

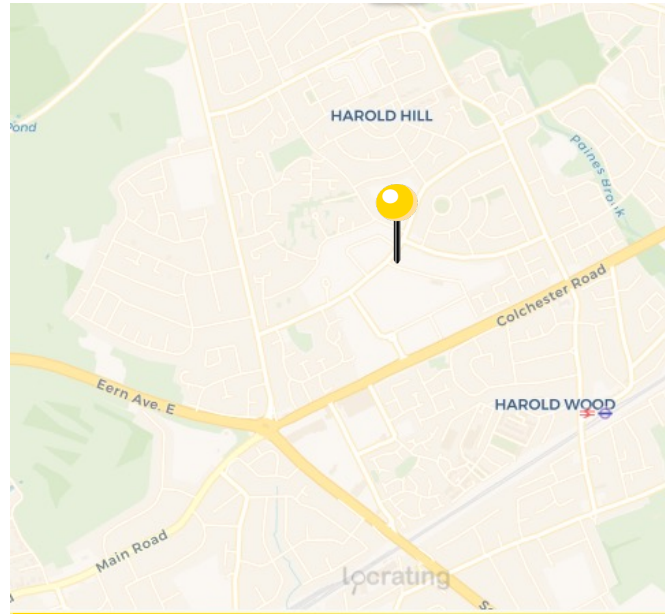
Location

The property is located on Conqueror Court which forms part of the Harold Hill Industrial Estate and is situated just north of the A12. It is a popular industrial and warehousing location, comprising units of various types and ages.

The area has good road links, being approximately 0.25 miles from Gallows Corner intersection of the A127 and 2 miles from the M25 at Junction 28. Harold Wood rail station is located 1 mile south east of the subject property with services into London Liverpool Street in approx. 35 mins, whilst the area is well served with numerous bus routes.

Accommodation

GIA	Sq ft	Sq m
Ground Floor	3,499	325.1
First Floor	3,493	324.5
Total	6,992	649.6



Term	New Lease
EPC	E
Rateable Value	£60,500
Rent	£91,000 per annum

Contacts

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