HAROLD HILL

TO LET

GROUND FLOOR TRADE COUNTER/SHOWROOM PLUS
1ST FLOOR OFFICE TOTALLING 193sqm/2,075sq.ft APPROX
WITH 11 CAR PARKING SPACES

PART UNIT 6, TRADE CITY, ASHTON ROAD, HAROLD HILL, ROMFORD, ESSEX RM3 8UJ

ANDREW CAPLIN
COMMERCIAL Ltd
COMMERCIAL ESTATE AGENTS

01708 731200
info@ac-commercial.com
www.andrewcaplincommercial.com
Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

LOCATION

Trade City is located on Ashton Road on the popular Harold Hill Industrial Estate close to the junction with Colchester Road, the A12 which provided direct access to J28 of the M25 travelling East and via the A13/A406 going North.

Other occupiers at Trade City include Screwfix, Euro Car Parks and Tool Station.

Rail Services are provided at Harold Wood Station providing links into London Liverpool Street which is being further enhanced by Crossrail.

DESCRIPTION

The subject premises from part of a larger end of terrace warehouse building.

The available accommodation will be self contained with its own front door and comprises Ground Floor Trade Counter/Showroom area together with 1st floor office space

Approximate area are as follows:

Ground Floor Trade Counter/Showroom
83.61sqm/900sq.ft

1st Floor Offices
109.16sqm/1,175sq.ft

Totals
193sqm/2,075sq.ft

- Plus 11 on site car parking spaces
- Prominent Unit
- Separately alarmed
- Ground Floor Kitchen
- WC on Ground Floor
- Wood Laminate Floor to Ground Floor
- Suspended Ceiling throughout to 1st Floor
- Own Front Door

COMMENCING RENTAL

£32,500 pax plus Vat & Business Rates

SERVICES

Electricity, Heating & Service Charge will be charged to the new occupier calculated based on the square footage occupied.

LEGAL COSTS

To be paid by ingoing tenant.

EPC

To follow

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.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointments via agent

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