

**TO LET**

## Industrial Units (May Split)

8,801 Sq. Ft. - 19,557 Sq. Ft. (817.7 Sq. M. - 1,816.85 Sq. M.)

## UNITS 1 & 2, SPRING GARDENS INDUSTRIAL ESTATE

Spring Gardens, Romford, Essex, RM7 9LD

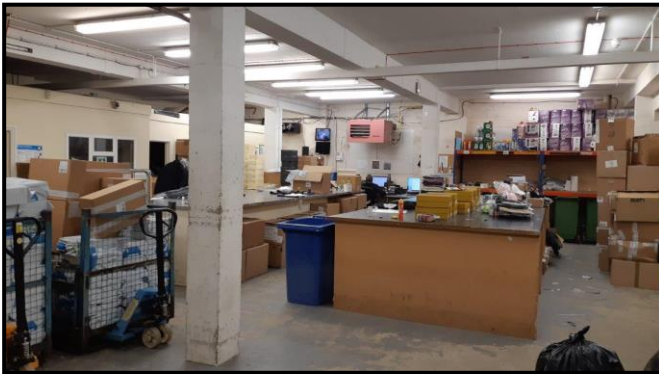


- Parking for 6-8 vehicles
- Buildings are currently linked but a split may be considered
- All mains services including 3 phase power
- Close to Romford town centre

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**

[www.kemsley.com](http://www.kemsley.com)



#### LOCATION

The property is located on Spring Gardens accessed via London Road which is to the west of Romford town centre. The A12 Eastern Avenue is within close proximity providing access to Central London to the west and the national motorway network to the east via junction 28 of the M25 motorway.

#### DESCRIPTION

The property comprises two industrial units which are connected via two linking buildings to the rear. The property is currently occupied as a whole however, could be split if required. The property provides ground and first floor accommodation comprising warehouse space, offices and studios. In addition to the main buildings there is also a separate detached unit providing additional storage accommodation. Loading is provided to the rear of Unit 2 in addition to along the flank wall of Unit 1 via roller shutter loading doors. Parking is provided to the front of the property for approximately 6-8 vehicles.

#### ACCOMMODATION

##### Unit 1

Ground Floor	4,787 Sq. Ft.	(447.7 Sq. M.)
First Floor	4,787 Sq. Ft.	(447.7 Sq. M.)
Linking Building	530 Sq. Ft.	(49.2 Sq. M.)
<b>Total</b>	<b>10,104 Sq. Ft.</b>	<b>(938.6 Sq. M.)</b>

##### Unit 2

Ground Floor	6,482 Sq. Ft.	(602.2 Sq. M.)
First Floor	1,626 Sq. Ft.	(151.1 Sq. M.)
Mezzanine	693 Sq. Ft.	(64.4 Sq. M.)
<b>Total</b>	<b>8,801 Sq. Ft.</b>	<b>(817.7 Sq. M.)</b>

External Store	652 Sq. Ft.	(60.6 Sq. M.)
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<b>TOTAL</b>	<b>19,557 SQ. FT.</b>	<b>1,816.9 SQ. M.)</b>
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*The above floor areas are approximate and have been measured on a gross internal basis.*

#### TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

#### EPC

The property has an EPC Rating assessed at D.

#### RENT

Upon application.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

Further details available upon request.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

#### CONTACT

Strictly by appointment via sole agents:

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