



These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

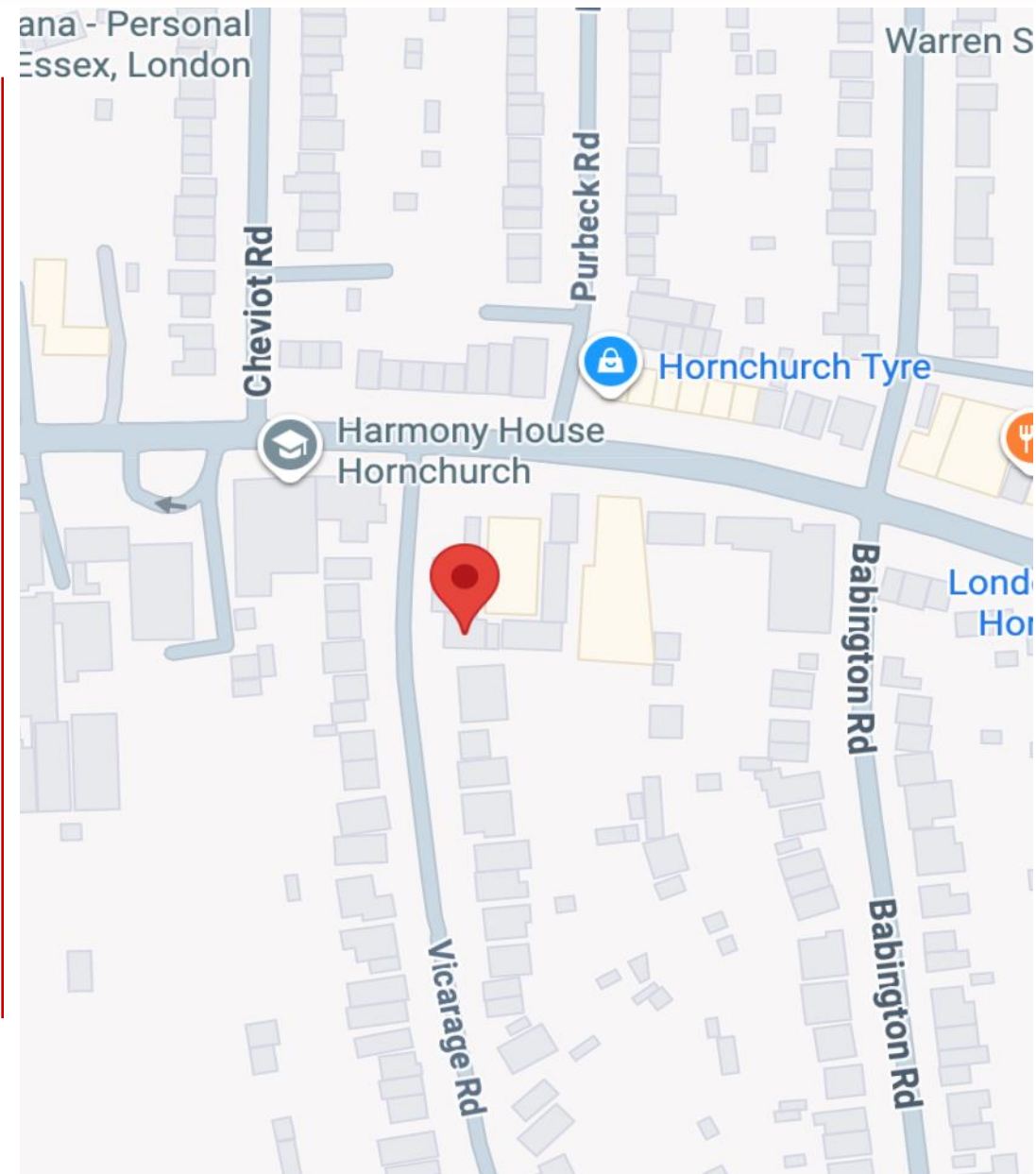
The unit is located on the south side of A124 (Hornchurch Road) midway between Hornchurch and Rush Green. Emerson Park (Greater Anglia), Romford (Greater Anglia) and Elm Park (District Line) stations are all within walking distance.

Accommodation

The building comprises of a mid terrace single storey industrial unit rectangular in shape under a steel trussed pitched roof. Loading is via a privately owned shared service road via double doors.

At time of inspection the Landlord is undertaking substantial roof works and redecorations.

The unit is in good overall condition with an approximate gross internal floor area of 1,360 sq.ft. (126.35 sq.m.).



Terms

Tenure

Leasehold. A new lease is available long or short term to be contacted outside the security of tenure and compensation provisions of the 1954 Landlord & Tenant Act directly from the Freeholder.

Rent

£10,000 per annum exclusive. Rent to be paid quarterly in advance on the usual quarter days.

We understand the building is not elected for VAT.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction

Business rates

Interested parties are advised to make their own enquires in this regard.

Building insurance & Service charge

To be advised.

Legal costs

The ingoing Tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Possession

Immediately upon completion of legal formalities.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Administrative fee

Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

Viewing

Strictly by prior appointment via this office.