

**TO LET**

## Two Storey Business Unit

2,898 sq. ft. (269 m<sup>2</sup>)

**UNIT 4, ASHTON GATE,**  
Ashton Road, Romford, RM3 8UF

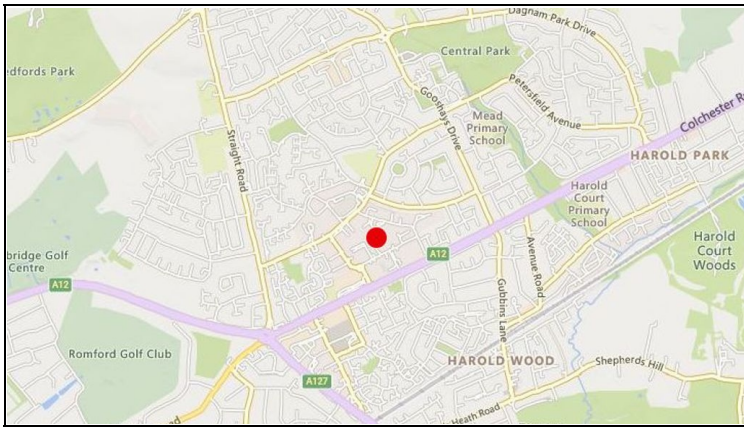


- Demised car parking spaces
- 3-Phase electric supply

- Roller shutter loading door
- First Floor Office accommodation

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

The property forms part of Ashton Gate which is situated on Ashton Road within the popular Harold Hill Industrial Estate. Situated immediately adjacent to the A12, road links are excellent being a short distance from Gallows Corner intersection with the A127, both of which provide direct access to the M25 motorway (Junction 28 & 29 respectively).

## DESCRIPTION

The property comprises a two storey business unit split over both ground and first floors. The ground floor provides storage and warehousing space whilst the first floor is fitted to provide office accommodation. Externally, the property benefits from four allocated car parking spaces plus loading area.

## ACCOMMODATION

Ground Floor:	1,445 sq. ft. (134 m <sup>2</sup> )
First Floor:	1,453 sq. ft. (135 m <sup>2</sup> )
<b>Total:</b>	<b>2,898 sq. ft. (269 m<sup>2</sup>)</b>

*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.

## RENT

On application.

## VAT

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

## BUSINESS RATES

From enquiries made of the Valuation Office Agency, we are advised that the property has a Rateable Value of £35,000. Interested parties are advised to make their own enquiries of the London Borough of Havering.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

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