



VARIOUS OFFICES WITHIN A POPULAR BUSINESS CENTRE APPROX. 460 - 1572 SQ FT (42 - 146 SQ M) - TO LET

Rent: £9,200 - £29,868 Per Annum

Bates Business Centre
Church Road
Harold Wood
Romford
Greater London
RM3 0HU

- Available Now
- Easy Access to A12/M25
- Walking Distance of Harold Wood Station
- 24hr CCTV

BATES BUSINESS CENTRE, CHURCH ROAD, HAROLD WOOD, ROMFORD, GREATER LONDON, RM3 0HU

Location

The offices form part of a well located industrial estate within close proximity of the A12, less than 2 miles to Junction 28 of the M25. Mainline rail services can be found at Harold Wood less than 1 mile away. London Liverpool Street is approximately 35 minutes away.

The Property

Various self-contained offices. The offices vary in specification; there is LED lighting, air conditioning, carpet and laminate flooring, wall-mounted electric heating and kitchenette.

There is on-site parking allocated based on floor space taken.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Office	460	42.73
Office	835	77.57
Off	1,572	146.04
TOTAL	2,867	266.34

Terms

Available on a new, full repairing and insuring lease for a term to be agreed including periodic upward only rent reviews.

Figures

Office 32C £9,200 pax + VAT
Office 32F £16,700 pax + VAT
Office 7 £29,868 pax + VAT

All other outgoings are payable in addition. VAT is payable.
There is a service charge payable, further details upon request.

Legal Costs

Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)

Office 32C D81 - expiring May 2026
Office 32F C63 - expiring December 2027
Office 7 C53 - expiring January 2035

Business Rates

On application.

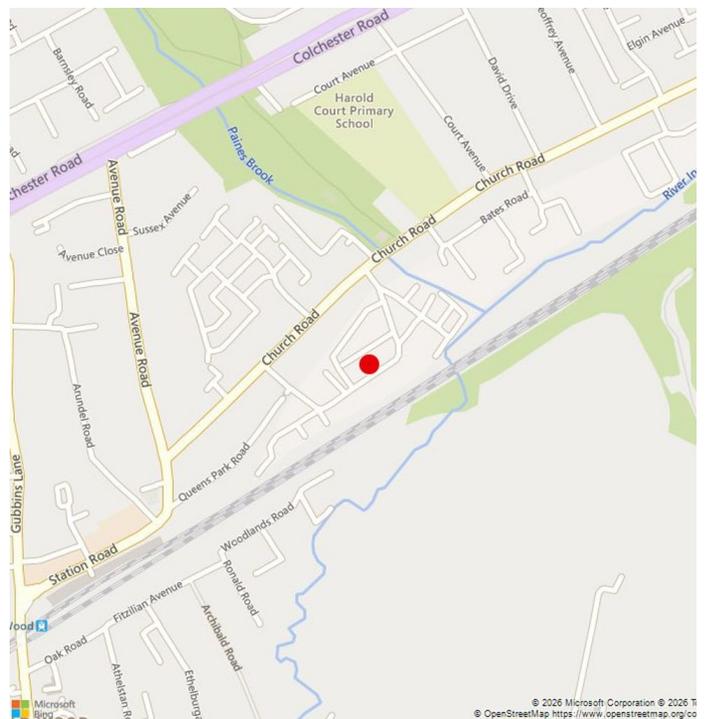
Agents Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing

Please contact us on 01708 860696 or email:

ib@branchassociates.co.uk



Maldon Office | **01621 855725** Thurrock Office | **01708 860696**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchases must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



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