



OFFICE APPROX. 930 SQ FT (86.3 SQ M) TO LET

Rent: £18,600 Per Annum

Unit 12B
Bates Industrial Estate
Church Road
Harold Wood
Romford
Greater London
RM3 0HU

- Kitchenette & toilet
- Laminate & carpeted flooring
- Open plan office & directors office
- Wall-mounted electric heaters
- Double-glazed windows

UNIT 12B, BATES INDUSTRIAL ESTATE, CHURCH ROAD, HAROLD WOOD, ROMFORD, GREATER LONDON, RM3 0HU

Location

The property forms 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

A brick built property comprising open plan office space and directors office. There are double-glazed windows, carpet and laminate flooring, electric wall mounted heaters and perimeter trunking with power points and BT. There is a kitchenette and toilet.

Access is via a pedestrian door to the front with security roller shutter.

Parking is allocated on site.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Unit 12b	930	86.4
TOTAL	930	86.4

Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

Figures

£18,600 per annum exclusive + VAT.

All other outgoings are payable in addition.

Costs

All other outgoings are payable in addition such as utilities, building insurance, business rates and service charge.

VAT

VAT is payable in addition.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating is C59, expiring September 2032.

References/Accounts

A rent deposit is payable, subject to accounts/references.

Business Rates

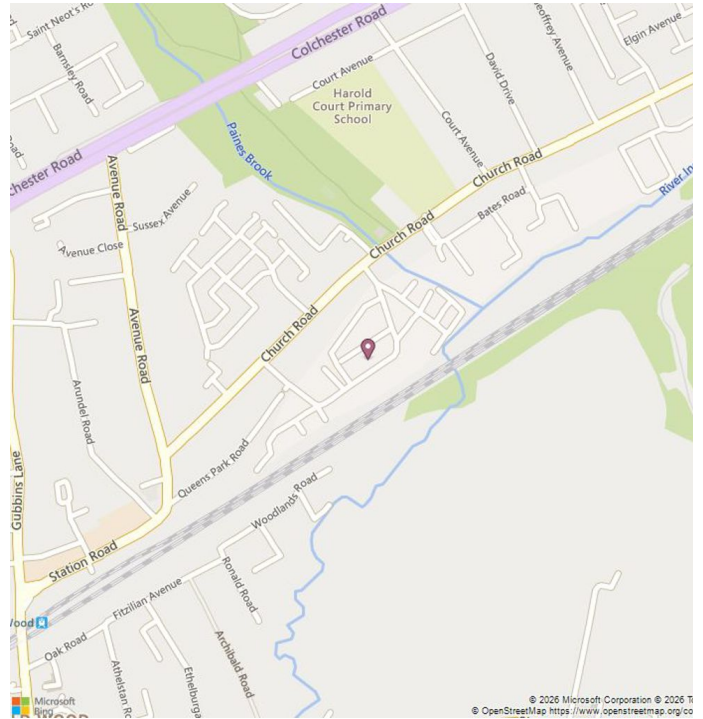
The Rateable Value is £14,000 (2026).

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.
The figures/specification have been provided by a third party and should be verified by interested parties on site in due course.

Enquiries/Viewing

Please contact us on 01708 860696 or email: office@branchassociates.co.uk



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

office@branchassociates.co.uk | www.branchassociates.co.uk

Trafalgar House, 712 London Road, West Thurrock, Essex, 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.



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

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

Trafalgar House, 712 London Road, West Thurrock, Essex, 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.