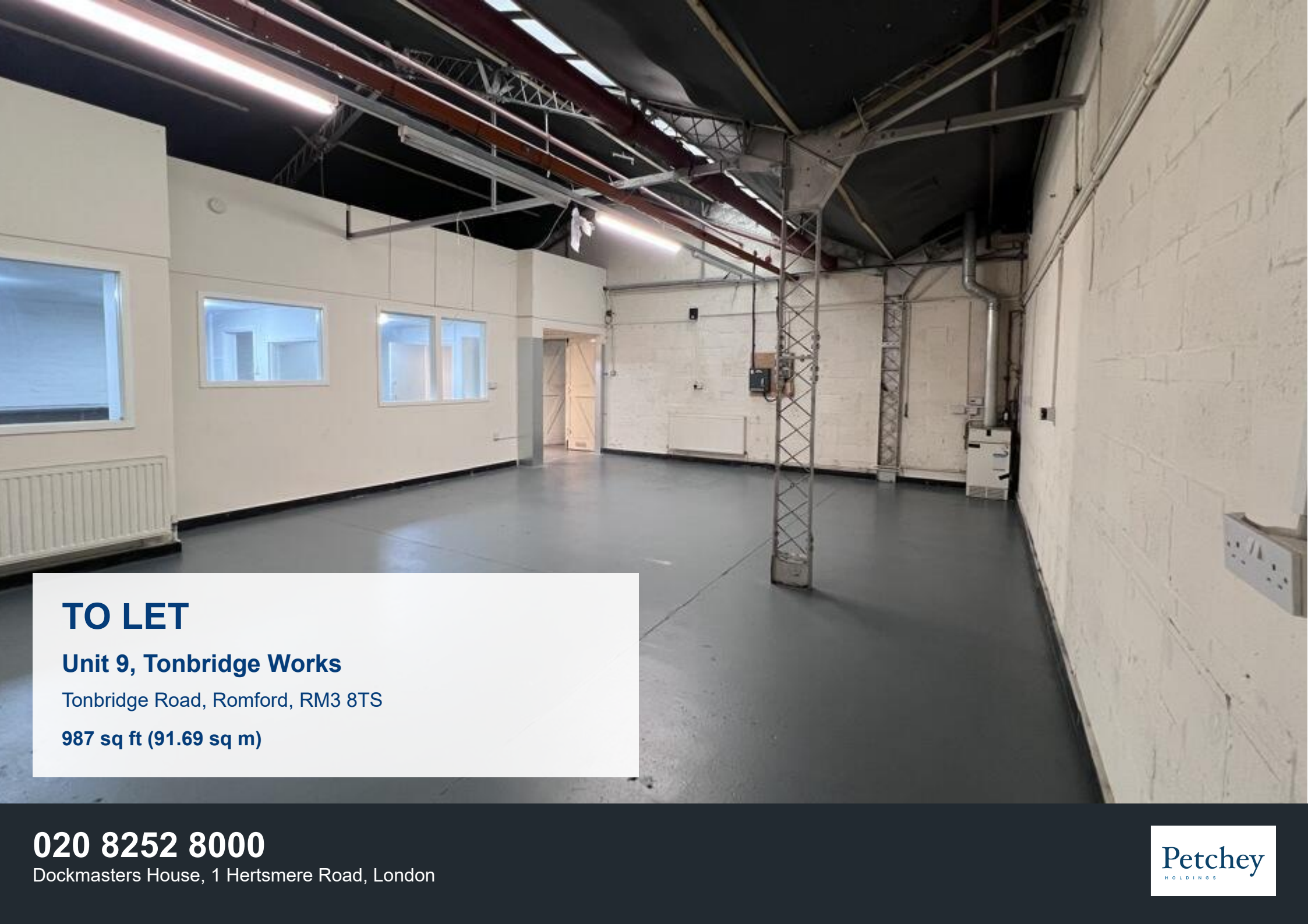




TO LET

Unit 9, Tonbridge Works

Tonbridge Road, Romford, RM3 8TS

987 sq ft (91.69 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 9, Tonbridge Works, Tonbridge Road, Romford, RM3 8TS

Key Features

- Stepped rent from £17,766 per annum in Year 1
- Workshop accommodation with dedicated office space
- Allocated parking and communal loading area
- Shutter door access
- 3-phase electricity
- Shared WC facilities
- Close to the A12, A127 and M25
- Owned by Petchey Holdings – contact landlord direct

Description

Unit 9 provides approximately 987 sq ft of workshop / industrial accommodation with dedicated office space at Tonbridge Works.

The practical layout combines workshop space with offices, shutter door access and 3-phase electricity. Occupiers benefit from a communal loading area, allocated parking and shared WC facilities.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Location

Tonbridge Works is situated within the established Harold Hill Industrial Estate in Romford, north of the A12. Gallows Corner, at the junction of the A12 and A127, is approximately 0.25 miles away. Junction 28 of the M25 at Brentwood is approximately 2 miles away, providing connections across East London, Essex and the wider motorway network.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	987	91.69

Planning

Interested parties should make their own enquiries with the local planning authority to confirm the suitability of their proposed use.

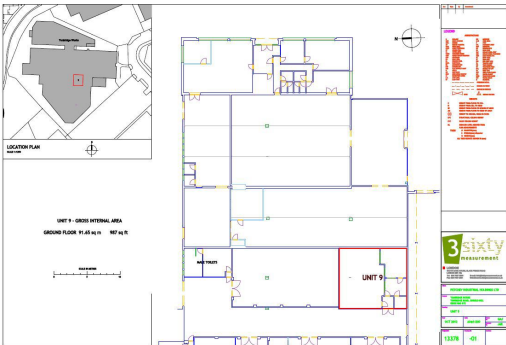
Rent

Year 1: £17,766 pa (£18.00 psf)
Year 2: £18,753 pa (£19.00 psf)
Year 3: £19,740 pa (£20.00 psf)

All rents per annum exclusive.

Viewing & Further Information

Contact landlord direct
Ben Batchelor
bbatchelor@petchey.co.uk



Disclaimer: These particulars are for general information only and do not constitute an offer or contract. Measurements are approximate. Petchey Holdings has not tested services, facilities or equipment. Interested parties should satisfy themselves by inspection and independent enquiry as to the accuracy of these particulars and all necessary planning, building regulation and other consents.