

SUBJECT TO RERUBISHMENT



TO LET | Industrial/Trade Unit
18,549 sq.ft (1,723.2 sq.m)

Unit 2a King George Close, Romford, RM7 7PN

- Prominent Location
- Popular industrial and Trade Counter location
- Onsite parking

M **M[®]Core**
LCP UK

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lcpgroup.co.uk



Unit 2a King George Close, Romford, RM7 7PN

Description

Unit 2A offers versatile industrial/trade counter space in a highly accessible Romford location. The property benefits from excellent connectivity, with immediate access to the A12 Eastern Avenue and convenient links to Central London, the M25 and wider Essex market.

The unit is situated within a well-established trade and industrial hub, alongside a range of national and regional occupiers. The estate benefits from strong commercial visibility and excellent access for customers, staff and delivery vehicles

Area

18,549 sq.ft (1,723.2 sq.m)

Rent

£334,000 per annum + VAT

Rateable Value

£136,000

Services

The unit has electricity connected.

Service Charge

None

Insurance

Estimated at £4,785 + VAT

Energy Performance

(C-54).Further information available upon request.

Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

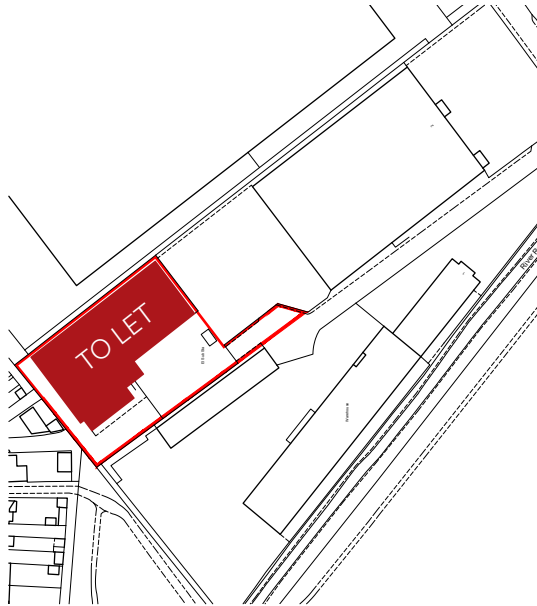


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Romford is a well-established commercial and industrial location within East London, strategically positioned close to the A12 and M25 motorway network. Located approximately 14 miles north east of Central London, Romford benefits from excellent connectivity across Greater London, Essex and the wider South East.

The town enjoys strong road communications, with the A12 providing direct access to Central London and the M25 approximately 4 miles to the east.

The RM7 area is a recognised industrial and trade location. Benefiting from a diverse mix of industrial, logistics, trade counter, automotive and retail occupiers.



Will Helm

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VIEWING

Strictly via prior appointment with the appointed agents:



Ryan Anderson

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