

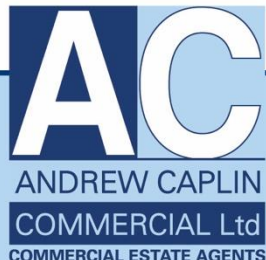
ROMFORD

TO LET

**FLEXIBLE LEASING OPPORTUNITIES
LIGHT INDUSTRIAL UNITS/WAREHOUSE/OFFICE UNITS
FROM 1,195-26,059sq.ft approx**



BRIDGE CLOSE, ROMFORD RM7 0AU



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



Location

Bridge Close is situated close to Romford town centre and Romford Overground station with new Elizabeth line which provides services will to Paddington and onwards to Reading and Heathrow Airport

Description

A range of light industrial/warehouse units & offices available on flexible terms.

Units provide open warehouse space along with suitable loading facilities.

There is a multi-storey unit which benefits from a goods lift going up first and second floor.

Key Features

- Range of sizes available
- Flexible terms offered
- Loading facilities
- Excellent Road/ Transport Links

Unit	Sq.ft	SqM
2B FF	2,531	235.13
3	4,951	460
Unit 8	3,132	290.96
10	4,928	457.81
12A	2,120	196.95
12C-E LET	4,790	444.99
13	7,496	698.38
13A	26,059	2420.94
Rear Bridge House	1,195	111

Terms

The units are available by way of a new FRI lease on flexible terms.

5 year outside act leases with circa 2 years term certain and then 3 monthly rolling options to break

Service Charge

A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

Business Rates

Interested parties are advised to make their own enquiries with the local authority to ascertain the rates payable for the current financial year.

Energy performance certificate

An Energy Performance Certificate (EPC) is available on request.

GDPR General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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