



LC

Unit 8 Northgate Industrial Park Collier Row Road, Romford, Romford, Essex, RM5 2BG

8,157 Sq Ft (757.79 Sq M) £1,350,000 For Sale Freehold with vacant possession or To Let

For Sale Freehold Light Industrial/Warehouse Unit with VP

Key Features

Light Industrial/warehouse unit with a total floor area of 8,157 sqft (757.79 sqm)

1 manual and 1 electric roller shutter

Alarm

2 W.C.'s

Includes First floor mezzanine offices 794 sqft (72.42 sqm)

Front yard of approx 1,800 sqft

Car parking to the rear

Kitchen

Property Description

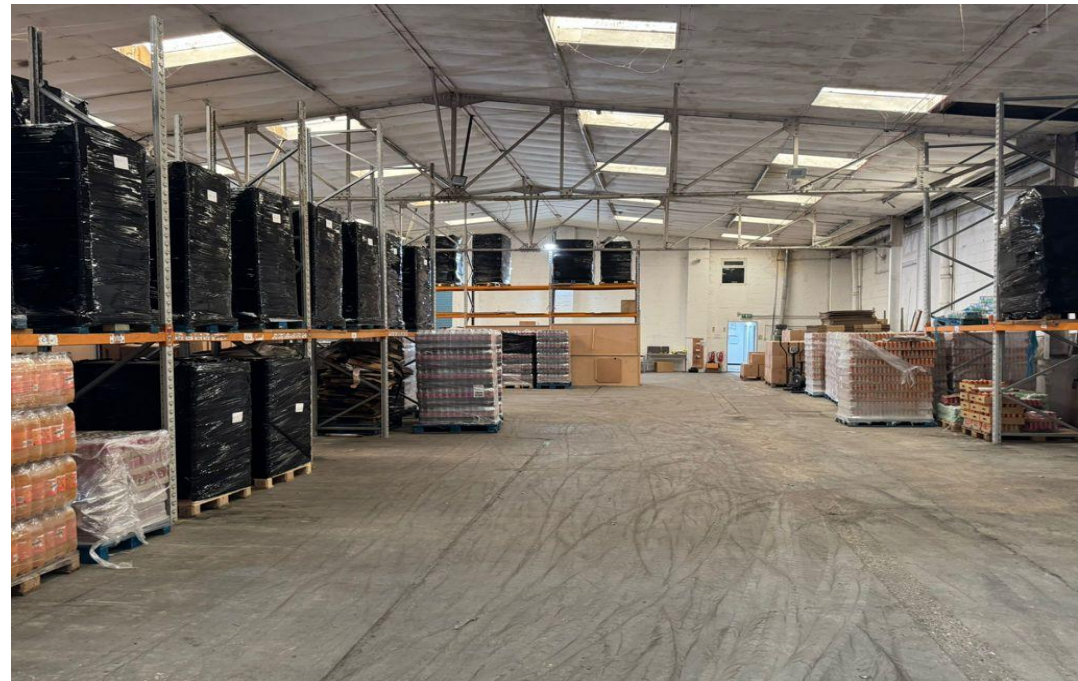
The property comprises of a light industrial/warehouse unit with a total floor area of 8,157 sqft (757.79 sqm) which includes first floor mezzanine offices of 794 sqft (72.42m). The property and benefits from 1 manual and 1 electric roller shutter, 2 W.C.'s, kitchen, alarm, yard of approx 1,800 sqft to the front and car parking to the rear. This property is offered for sale freehold with vacant possession, the current tenant's lease expires in December but they are happy to leave on completion of the sale.

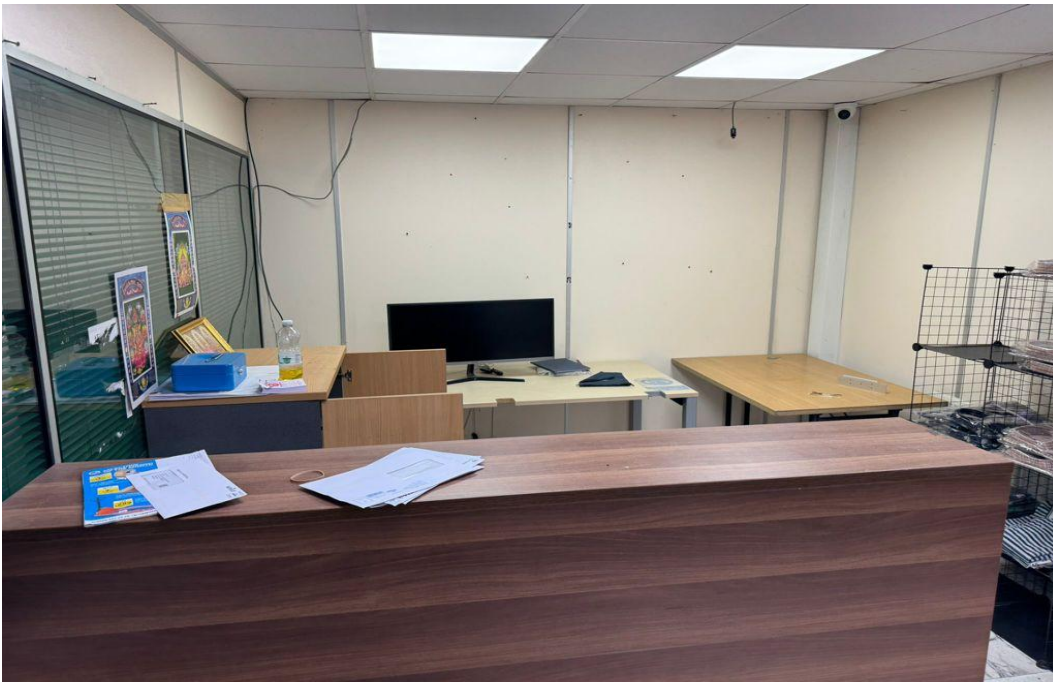
Location

The property is situated in Collier Row Road (B174) at the junction with Whalebone Lane North (A1112). Whalebone Lane North leads directly to the A12 (Eastern Avenue) which in turn leads in an easterly direction through to Romford and the M25 and in a westerly direction through to Gants Hill, Redbridge, M11 and A12 (New Road) and A406 North Circular.

Terms

For sale freehold with vacant possession or To Let





Price

£1,350,000 Freehold

Rental

£100,000 p.a.x.

Service Charge

£,4621.32 p.a. approx.

Rates Payable

£20,250 p.a. approx.

EPC Rating

C-59

Legal Costs

To be paid by the ingoing tenant

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

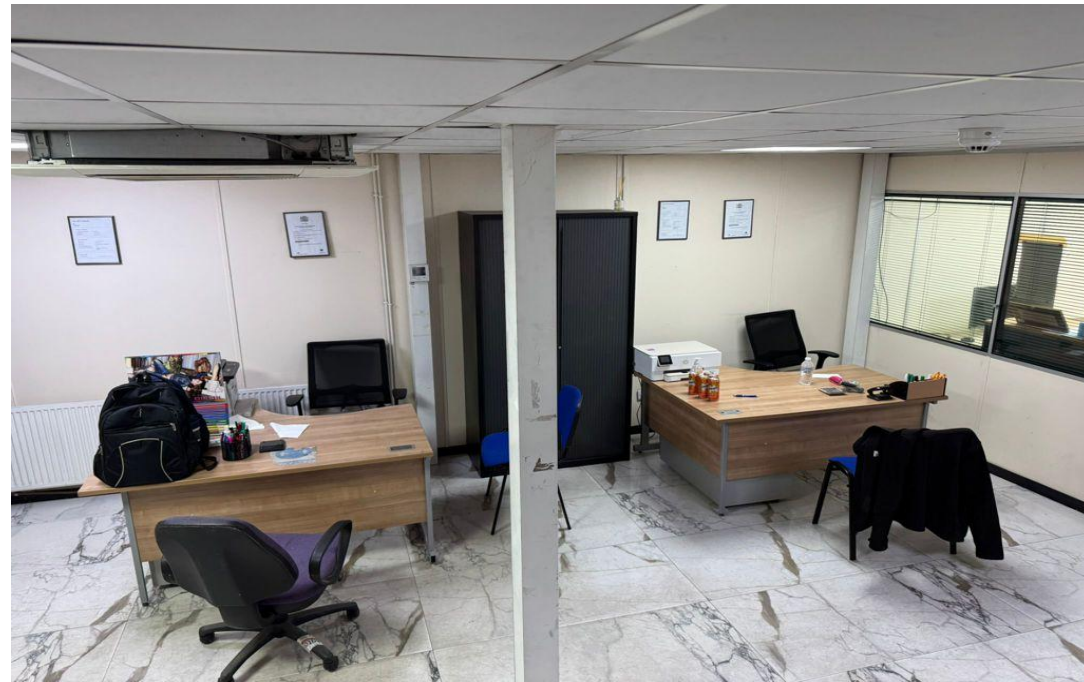
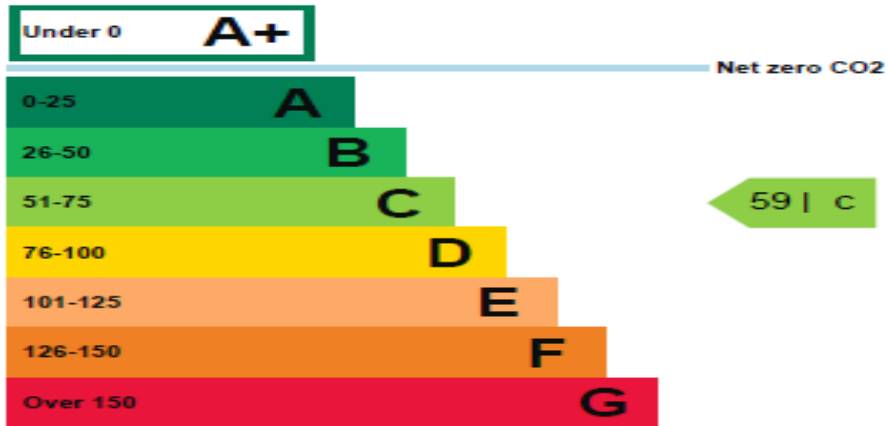
Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Viewing

Via Sole Agents Only

Energy efficiency rating for this property

This property's current energy rating is C.



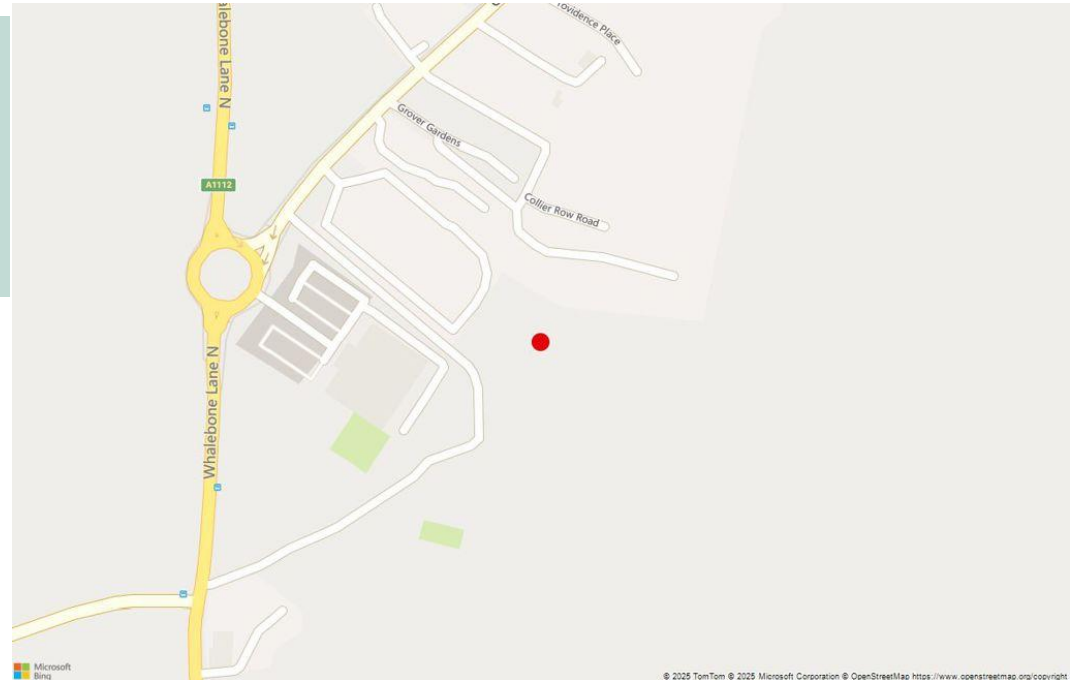
RICS

LC

LAND COMMERCIAL
chartered surveyors

The Property Ombudsman

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT



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