

TO LET - SECURE COMMERCIAL UNIT WITH YARD
1A CROWLANDS AVENUE, ROMFORD, ESSEX, RM7 9JA
1,675 SQ.FT (155.61 M²)



Key Features

- 3 phase power (untested)
- Secure gated entrance
- Surplus yard

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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Location

The property is situated off London Road (A118) which links Chadwell Heath to Romford Town Centre. The A12 thoroughfare is located to the North of the demise, appx. 1.5 miles via London Road and in turn, Whalebone Lane North.

Accommodation

Comprising a single storey commercial unit arranged as workshop, office, cold store, WC and yard to front. Approximate area is as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Total	1,675 sq.ft (155.61 m ²)
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Lease Terms

The premises is offered by virtue of a new lease or license agreement for a term to be agreed.

Rent

£18,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£14,000
UBR 2025	49.9p
Rates Payable	£6,986
Interested parties are advised to verify these figures and check whether they qualify for any Business Rates Relief with The London Borough of Havering on 01708 434343.	

VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Service Charge

A service charge is not applicable in relation to the sale of this property.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.