

OF INTEREST TO OWNER OCCUPIERS AND INVESTORS - HIGHLY REVERSIONARY LIGHT INDUSTRIAL/WAREHOUSE/STORAGE UNIT WITH PARKING FOR SALE

ADEC HOUSE, UNIT H, CHESHAM CLOSE, ROMFORD, RM7 7PJ  
13,114 SQ.FT ( 1218.33 M<sup>2</sup> )



### Key Features

- Highly reversionary
- Low cap. val of c. £103 psf
- Parking/loading/unloading

### Viewing

Strictly by prior appointment with joint sole selling agents Taylor Freeman Kataria and AC Commercial

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### Location

The property is located on an established Business Centre located to the north of Romford town centre, a short distance from the A118 Ring Road. The A12 runs to the north of the property and provides access to junction 28 of the M25 motorway to the east, the A406 (North Circular Road) and City of London to the West. Romford railway station is situated within one mile, offering access into Central London via the Elizabeth line and National Rail services.

### Accommodation

Two-storey brick built industrial/warehouse on a 0.3 acre plot. In it's current configuration, there is a shared/communal entrance providing access to a trade counter unit (with ancillary offices) at ground floor level and an internal staircase to the first floor which is arranged as predominantly open plan office accommodation with staff facilities. The upper parts can also be accessed by virtue of an external staircase to the rear of the building. There is ample parking against the flank wall and to the rear yard. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

Ground Floor	6,557 sq.ft ( 609.16 m <sup>2</sup> )
First Floor	6,557 sq.ft ( 609.16 m <sup>2</sup> )
Total	13,114 sq.ft ( 1218.33 m <sup>2</sup> )

### Lease Terms

The ground floor is rented to Openview Security Solutions PLC for a term of 5 years from March 2022 at a rent of £32,898.36. The first floor is to be vacant at the point of sale.

### Price

Offers in the region of £1,350,000 Subject to Contract for the benefit of the freehold interest with the ground floor occupied and first floor vacant (refer to 'lease terms' above).

### Rates

Rateable Value	The current Rateable Value for the ground floor is £40,250 and for first floor, £26,500.
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### VAT

Value Added Tax (VAT) 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.



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