

END-TERRACE WAREHOUSE WITH PARKING TO LET

UNIT 3, BROOKE TRADING ESTATE, LYON ROAD, ROMFORD, ESSEX,
RM1 2AT

1,593 SQ.FT (147.99 M²)



Key Features

- Eaves 4.2m
- 5 car parking spaces
- Loading/unloading
- 3-phase power
- 2 x electric shutters

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

Rajiv Kataria MRICS

Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS

PParmar@cliffords-estates.co.uk

Location

The property is situated at the end of Lyon Road, which is accessed via South Street, which connects directly to the Romford Ring Road, a short distance from the A13 or A127 Trunk Road.

Accommodation

End-terrace brick built industrial/warehouse unit with metal cladding to front and side elevations. Arranged over ground and mezzanine floor levels and benefiting from 3-phase power (untested), 2 x electric roller shutters and 5 x allocated car parking spaces. Approximate Gross Internal Areas (GIA):

Ground Floor warehouse	462 sq.ft (42.92 m ²)
Ground Floor (under supported floor)	516 sq.ft (47.94 m ²)
Mezzanine	615 sq.ft (57.14 m ²)
Total	1,593 sq.ft (147.99 m²)

Lease Terms

New Outside Act lease to be agreed for a term of 6 years with a 3rd year review.

Rent

£22,800 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

Rateable value (2026)	£15,750
UBR	49.9p
Rates Payable	£7,859.25
Interested parties are advised to verify their business rates liability with Havering Council.	

VAT

Value Added Tax (VAT) is applicable in relation to the sale of this property.

Service Charge

Estate charge of appx. £780 per annum

Energy Performance Asset Rating



This is how energy efficient this building is

Legal Costs

Each party to bear their own legal fees.



306 Green Lane
Ilford, Essex
IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



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.