



## To Let

4,000 sq ft  
(371.61 sq m)

£50,000 per annum

## Industrial Unit

- Modern Industrial & Business Estate
- Suitable for a Wide Range of Requirements
- Close to Harold Wood Mainline Railway Station
- Direct Road Links
- Less Than 2 Miles From A12/M25 Junction
- Easily Accessible for Transport/Logistics

## Location

The Old Brickworks Industrial Estate is conveniently located south of the A12, less than two miles from Junction 28 on the M25 motorway. Harold Wood station is within walking distance and provides a frequent rail service to London Liverpool Street, as well as the Elizabeth Line; providing fast access to Heathrow Airport and central London.

## Description

An industrial/warehouse unit of steel frame construction, clad to the external elevations in profile steel sheeting. All main services including three phase power, WC's and gas connection.

## Terms

Available on a new full repairing and insuring lease for a term to be agreed

## Rent

£50,000 per annum exclusive.

## Planning and Use

The property can be used for light industrial and/or warehouse purposes

## Business Rates

Business rates to be confirmed

## Service Charge

A service charge is not currently payable, but the lease makes future provision should a service charge become applicable.

## Energy Performance Certificate

The property energy rating is B 38.

## Value Added Tax

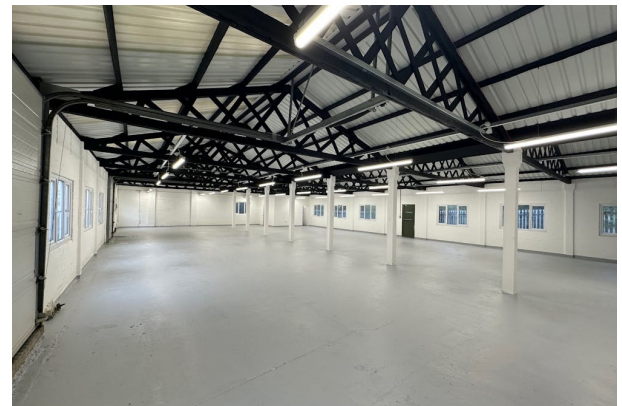
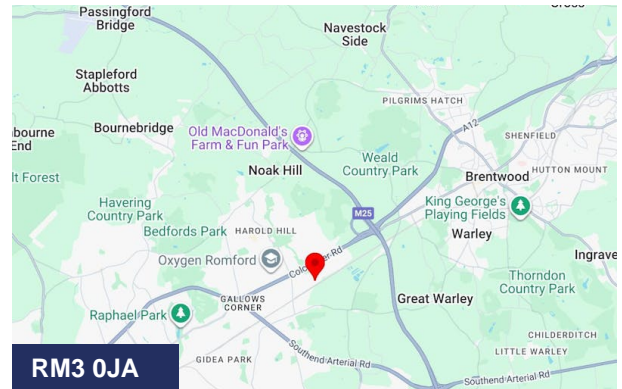
Value Added Tax is applicable.

## Legal Costs

Each party to bear their own legal costs.

## AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.



### Summary

Available Size	4,000 sq ft
Rent	£50,000 per annum
Business Rates	Upon Enquiry
EPC Rating	B (38)

### Viewing & Further Information

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