

32F The Old Brickworks, Romford

RM3 0JA



## To Let

835 sq ft

(77.57 sq m)

£16,700 per annum

## Office Space

- 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 office building located within The Old Brickworks Industrial Estate.

## Terms

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

## Rent

The rent is £16,700 per annum, exclusive.

## Planning and Use

The property can be used for offices.

## Business Rates

The property has a rateable value of £12,250.

## 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 C.

## Value Added Tax

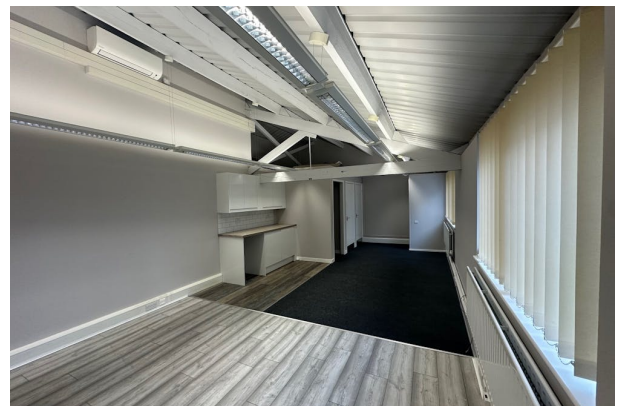
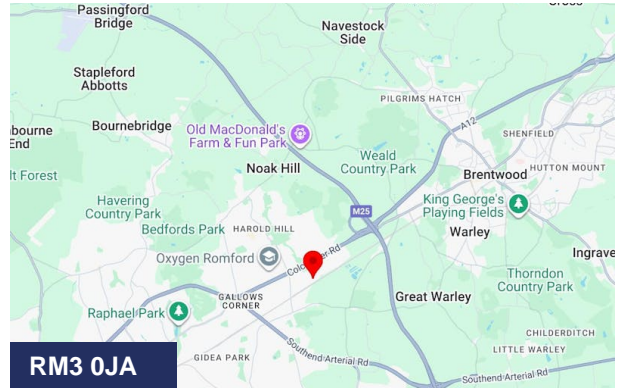
Value Added Tax is not applicable to the rent and service charge.

## 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	835 sq ft
Rent	£16,700 per annum
Rates Payable	£7.32 per sq ft Based on rates from April 2026.
Rateable Value	£12,250
EPC Rating	C

### Viewing & Further Information

Mark Mannering

01277 289150 | 07896 768002

enquiries@mjmpropertyconsultants.co.uk