



## To Let

930 sq ft

(86.40 sq m)

£18,600 per annum

## Office Accommodation

- Modern Industrial & Business Estate
- 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 single storey mid-terraced office building located within The Old Brickworks Industrial Estate.

## Accommodation

The accommodation comprises the following areas:

| Description  | sq ft      | sq m         |
|--------------|------------|--------------|
| Office       | 930        | 86.40        |
| <b>Total</b> | <b>930</b> | <b>86.40</b> |

## Terms

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

## Rent

£18,600 per annum exclusive.

## Planning and Use

The property can be used for offices.

## Value Added Tax

Value Added Tax is applicable.

## Legal Costs

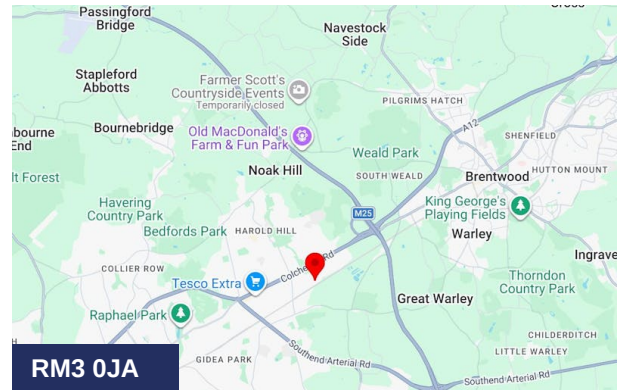
Each party to bear their own legal costs.

## 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.

## Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.



### Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 930 sq ft                          |
| Rent           | £18,600 per annum                  |
| Rates Payable  | £6,048 per annum                   |
| Rateable Value | £14,000                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (59)                             |

### Viewing & Further Information

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