



FOR SALE

WAREHOUSE / INDUSTRIAL UNIT



3,504 Sq Ft (325.52 Sq M)

**UNIT 10 NORTHGATE INDUSTRIAL ESTATE, COLLIER ROW ROAD,
ROMFORD, ESSEX, RM5 2BG**

Location

The Northgate Industrial Park is located off Collier Row Road. The unit provides good access to the A12 Moby Dick junction, which links into the M25 to the East and A406 to the West. The site also provides good access to the M11 via Loughton.

Description

The site was originally a single factory, built circa 1970 which was subsequently developed into a 15 unit multi-let estate. The subject property comprises a mid-terrace unit located to the rear of the estate. The unit has a single roller shutter door which leads out onto a good sized dedicated yard for loading and parking.

The unit has been modified to include a mezzanine across the entire footprint of the building which restricts the clear height on the ground floor to only 2.5 meters. The first floor mezzanine is partly fitted with open plan office accommodation, kitchen and toilet with shower facilities. There are additional cellular offices which lead through to the ancillary storage area.

Accommodation

	Sq Ft	Sq M
Main warehouse	1,752	162.76
First floor offices	778	72.27
First floor ancillary storage	974	90.48
Total	3,504	325.51

(The premises have been measured in accordance with the RICS Code of Measuring Practice and have the following approximate gross internal floor areas.)

Tenure

Freehold

Price

Offers in the region of £300,000.

Business Rates

According to www.voa.gov.uk the rateable value of the property is £14,750. Prospective purchasers should make their own enquiries with the London Borough of Barking & Dagenham to verify the current rates payable.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Energy Performance assessment

Rating – D 78

Further Information/Viewing

Strictly by appointment via the sole agents:

BNP Paribas Real Estate
www.realestate.bnpparibas.co.uk
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Subject to Contract