

TO LET



STAFFORD
INDUSTRIAL ESTATE
HILLMAN CLOSE ROMFORD
ESSEX RM11 2SJ

REFURBISHED INDUSTRIAL ESTATE
FULLY REFURBISHED SINGLE STOREY INDUSTRIAL UNITS

LOCATION

The units are located on the Stafford Industrial Estate situated in Ardleigh Green in close proximity to Southend Arterial Road (A127) which provides excellent access to both the A12 and M25 motorway.

DESCRIPTION

The estate has recently undergone a full programme of refurbishment works. The available units comprise a range of various sized single storey industrial units of steel portal frame construction. Internally the units benefit from predominantly open warehouse space plus ancillary office accommodation. Externally each of the units benefit from a designated loading area and allocated parking.

ACCOMMODATION/RENT

See separate availability schedule - Rent on application

FEATURES

- Full refurbishment programme of internal and external works recently completed
- Roller shutter access
- Eaves height 6m
- 3 phase electricity and gas supply
- Ancillary offices and WC facilities
- Allocated car parking and loading

ENERGY PERFORMANCE CERTIFICATES

The average EPC rating for each of these units is F – G. Further information available upon request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

VAT

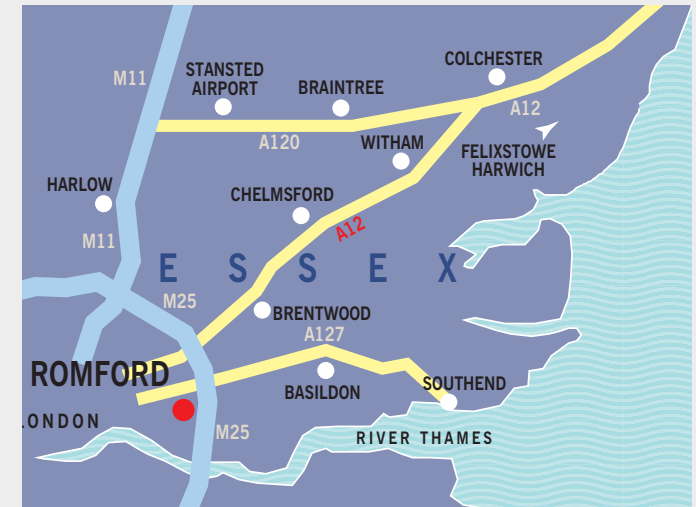
All rents, prices and premiums are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VIEWING

Strictly by prior appointment via sole agents



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