

TO LET

**Modern self-contained office building extending to
3,312 sq.ft. (308 sq.m.) with 11 parking spaces**



**UNIT A MELVILLE COURT
SPILSBY ROAD
ROMFORD
ESSEX
RM3 8SB**



86 Market Place,
Romford,
Essex, RM1 3HQ

01708 745000
www.hilberychaplin.co.uk

Location The property is prominently situated fronting Spilsby Road on the Harold Hill Industrial Estate, just off the A12 Colchester Road, close to its junction with Gallows Corner. The M25 (Junction 28 Brook Street turn off for Brentwood) is in close proximity.

Description The property comprises a modern detached and self-contained two storey pavilion style office building with 11 car parking spaces.

Salient features include:

- **Self-contained building.**
- **11 parking spaces.**
- **Suspended ceilings with recessed lighting.**
- **Gas fired central heating.**
- **Mitsubishi multi-split electric air conditioning.**
- **Kitchen and WC facilities.**
- **Separate disabled WC.**

Accommodation	Net Internal Area	Gross Internal Area
Ground floor	1,651 sq.ft.	2,030 sq.ft.
First floor	<u>1,661 sq.ft.</u>	<u>2,029 sq.ft.</u>
Total	3,312 sq.ft.	4,059 sq.ft.

Lease Term & Rent The property is available by way of a new full repairing and insuring lease, for a length of term to be agreed, at a rental of £60,000 per annum exclusive of other outgoings.

VAT We understand the property has not been elected and therefore VAT is not payable on the rent.

Rates The property has two rating assessments. The building is assessed as having a rateable value of £43,250, whilst the 11 parking spaces are separately assessed as having a rateable value of £6,100. Interested parties are advised to contact the Business Rates Department of London Borough of Havering Borough to verify the rates payable.

EPC The property has been assessed as having an energy performance rating of D-79. A copy of the EPC can be made available upon request.

Legal Costs Each party to bear their own legal costs incurred in the transaction.

Viewing By prior appointment with sole agents:

John Waller
Hilbery Chaplin
Tel: 01708 745 000
Email: johnwaller@hilberychaplin.co.uk

Ref 274

