

Ref:

To Let
Multi functional Use Class E Units
Suitable for Leisure/Office or
Industrial Users



**London Road, Abridge,
Essex, RM4 1XX**



LOCATION: Situated to just off of London Road (A113) close to Abridge town centre in one direction and in the alternate direction London Road joins up to Debden and Chigwell. The M11 is easily accessed providing direct travel to the A406 and A13.

DESCRIPTION: The property comprises of 3 units with a total GIA of approx 4,719 sqft (438.41sqm), plus a large patio and parking area. The property is set to the rear of this substantial residential plot and would be suitable for a variety of different users, including office, industrial and leisure uses. There are 3 separate properties on site, 1 x industrial unit with a GIA of approx 1,247 sqft, a ,marquee with a GIA of approx 1,247 sqft and a two storey office/function suite with a GIA of approx 2,329 sqft. The property is offered to let on a new full repairing and insuring lease, the terms of which are to be agreed.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **MULTI FUNCTIONAL UNITS TO LET**
- **SUITABLE FOR LEISURE/ OFFICE OR INDUSTRIAL USE**
- **SELF CONTAINED**
- **LARGE PATIO**
- **PARKING ON SITE**
- **COMMERCIAL KITCHEN**
- **W.C'S**
- **3 PHASE POWER**
- **PART AIR CON**



TERMS:

The property is offered to let on a new full repairing and insuring lease, the terms of which are to be agreed.

RENT:

£120,000p.a.x.





SERVICE CHARGE: None

RATES PAYABLE: TBC

EPC RATING: TBC

REFERENCES: Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks. Please note this is taken up for both landlord and tenant and any other entity that has a relationship with the property.

LEGAL COSTS: Each party to pay own legal costs, prospective tenants to provide a legal undertaking via their solicitors, to pay landlords costs if they withdraw from the transaction at any time.

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Via sole agents Land Commercial Ltd

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.