



**TO LET**

**PART GROUND FLOOR  
IMS HOUSE  
SUNGATE  
COLLIER ROW ROAD  
ROMFORD  
RM5 2BH**

**695 SQ.FT. (64.57 SQ.M.) WITH  
2x CAR PARKING SPACES**

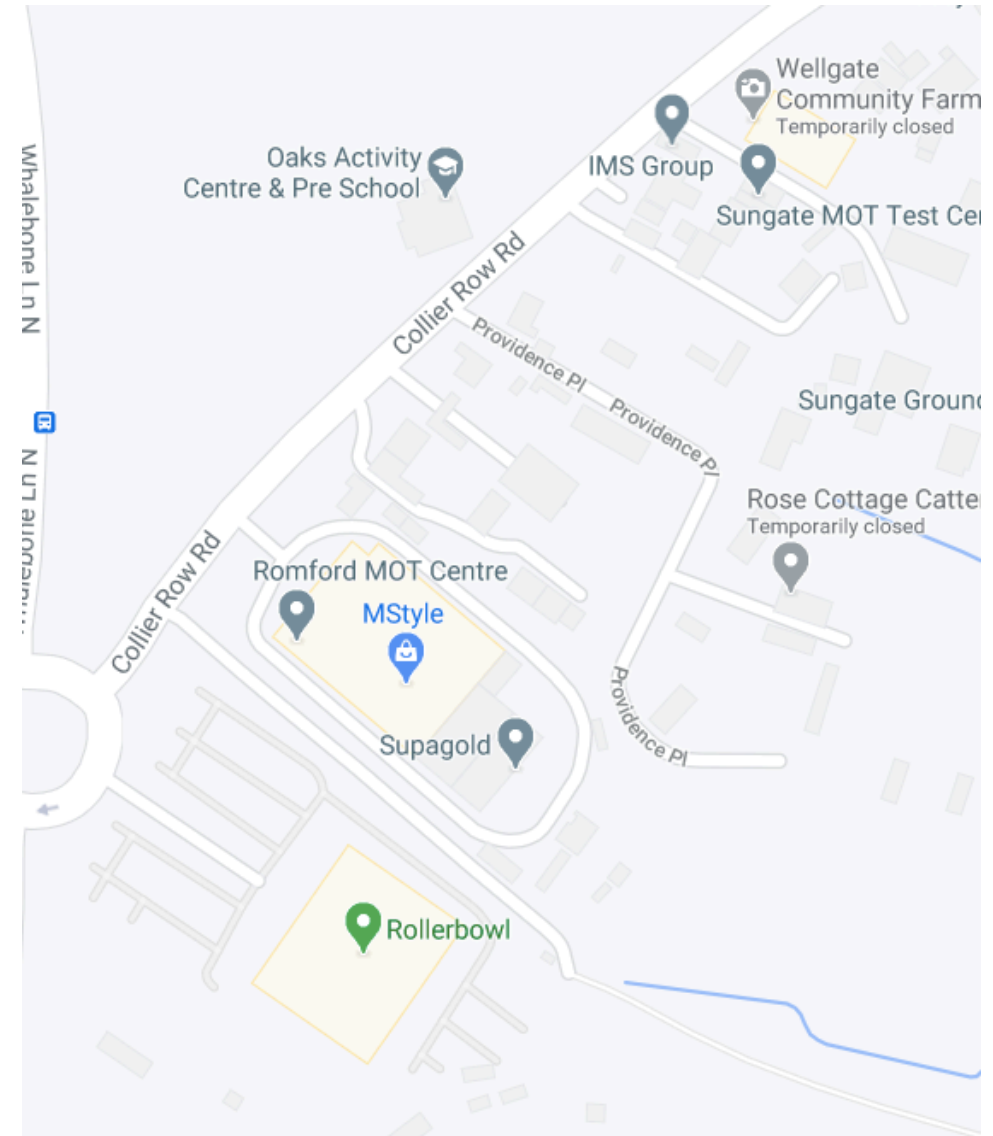


## Location

The building is located in on Collier Row Road close to the Northgate Industrial Estate and City Pavilion thereby close to the junction with A12 Eastern Avenue which in turn provides very good connections to A13, M25 and M11 motorways.

Brewers Decorator Centre is immediately adjacent as is Wellgate Community farm.

Bus Route 247 (Barkingside to Romford) passes immediately outside the property whilst routes 252 (Collier Row to Hornchurch Town Centre via Romford) and 651 (Romford to Chase Cross) are also within walking distance.



## Accommodation

Available accommodation comprises of a ground floor office within a two storey detached building. To the front of the property is a small forecourt capable of accommodating a single vehicle whilst to the rear is a second car parking space in a secure private car park.

Internally the office is essentially open plan with a small private office to the rear, kitchen and WC. The unit is in reasonable good decorative order and has an approximate Net Internal Floor Area (NIA) of 695 sq.ft. (64.57 sq.m.).

## Amenities

- \* Self contained
- \* Suitable for A2 or B1 uses
- \* Immediately available
- \* Central heating (not tested)
- \* WC & Kitchenette
- \* Separate front and side access
- \* Parking for 2x vehicles

**FLOOR PLAN & EPC TO FOLLOW**

## Terms

### Tenure

Leasehold. The suite is available by way of a new lease directly from the Freeholder for a term of years to be agreed subject to periodic rent reviews where necessary.

### Rent

£9,000 per annum exclusive.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction

### Business rates

Interested parties are advised to make their own enquiries in this regard.

### Service charge

To be charged on an Ad-hoc basis.

### Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

## Planning

We understand that the premises have been as offices under B1 for many years although it should be noted that as of 1 September 2020 this use is to be treated as Class E(g) "uses that can be carried out in a residential area without detriment to its amenity". Interested parties are encouraged to make their own enquiries in this regard.

## Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

## Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

## Viewing

**Strictly** by arrangement via sole agents as above.