



**SECURE DRY STORAGE/WORKSHOP**

**TO LET ON A SHORT TERM BASIS**

**R/O 64 LODGE LANE  
COLLIER ROW  
RM5 2EJ**

**520 sq.ft.  
(48.31 sq.m.)**

## Location

Lodge Lane is a residential street running north off of Collier Road Road (B174) close to the Collier Row shopping district.

Bus routes 294 Havering Park to Harold Wood and 651 Romford Station to Collier Row pass directly outside the building.



## Accommodation

The available accommodation comprises of a small ground floor commercial unit located to the rear of a terrace of residential housing accessed via a shared driveway. To the rear of the building is a private garden.

The unit is clean and dry with solid concrete flooring having been most recently used for secure storage.

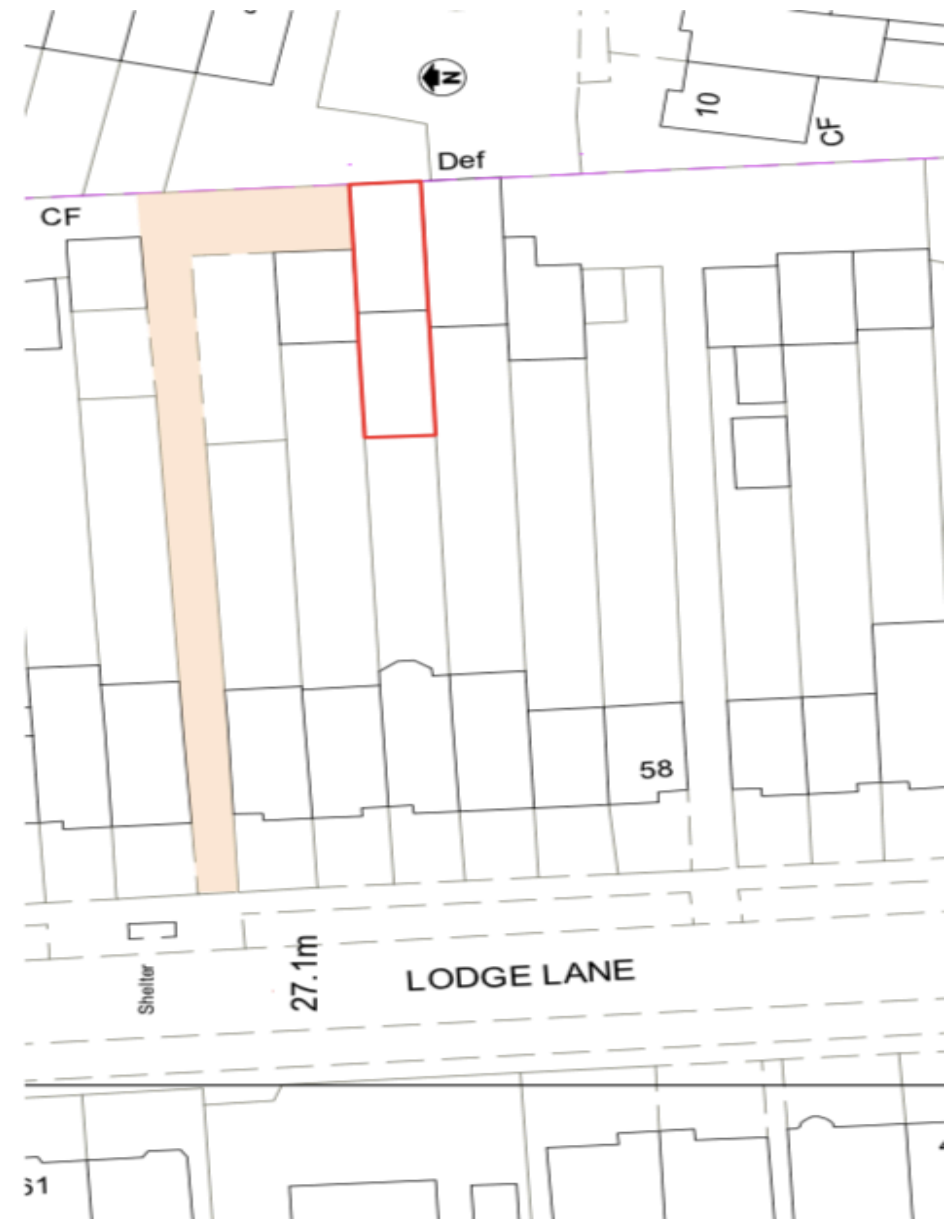
## Size

520 sq.ft. (48.31 sq.m.)

Floor area provided by Freeholder.

## NB.

We understand the premises are not connected to mains services.





## Terms

### Tenure

Leasehold. The premises are available by way of a new lease/licence for an initial term to be agreed at a quoting rental of £4,500 pa inclusive.

The agreement will be contracted outside of the 1954 Landlord & Tenant Act. Rent to be paid monthly in advance.

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.

### 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/or 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.

# ADAM STEIN & CO

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