

FOR SALE



Unit B, Viking Business Centre, Romford, Essex, RM7 0HL

Location

Viking Business Centre is located on Danes Road which in turn is located off Crow Lane, which is a key road offering connection between Romford and Chadwell Heath where a range of mixed uses are located.

Description

An attached business unit with mezzanine workshop, a detached store and a detached workshop within a secure fully fenced and gated site,

Accommodation

The units provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

	Ft ²	M ²
Ground Floor warehouse / stores	6,950	645.5
Mezzanine workshop	2,465	229
First floor office	1,000	93
Detached stores / workshop	860	80
Total	11,275	1,047.5

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

EPC

Available upon request.

Business Rates

From internet enquiries made of the Valuation Office Agency (www.voa.gov.uk) website we understand that the premises have a Rateable Value of £48,000.

Planning

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

Tenure

Freehold with vacant possession upon completion

Terms

Offers are sought based upon the quoting price of £1,300,000.

VAT

VAT will be applicable to the purchase at the appropriate rate upon completion.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with sole agents:

Savills

Mike Storrs

Tel: 01245 293228

Email: mstorrs@savills.com

Important Notice

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