

Lot 6, Units 4 & 6, 3-11 Grenfell Avenue, Hornchurch, London,

RM12 4DN

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Freehold Industrial and Development Opportunity

www.acutus.co.uk

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Property Information

Freehold Industrial and Development Opportunity

- Two adjoining industrial/storage and distribution units
- Of interest to owner occupiers and developers
- Site Area approx. 0.08 Ha (0.20 acres)
- Located just off A125/A124 and one mile from Romford Station
- VAT free opportunity

Lot

6

Auction

12th December 2024

Vacant Possession

Status

Available

Sector

Industrial, Development

Auction Venue

Live Streamed Auction

Location

Miles 14 miles east of Central London
Roads A124, A12, M25
Rail Romford Railway Station
Air London City, London Stansted Airport

Situation

The property is situated on the east side of Grenfell Avenue, some 50 metres from the busy Roneo Corner (A125/A124) with occupiers including Tesco Extra, B&Q, Shurgard Self Storage and Burger King. Grenfell Avenue and the immediate vicinity to the property provides primarily residential dwellings.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.08 Ha (0.20 acres) upon which sit two industrial/storage and distribution units.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment. All enquiries should be made with Havering Borough Council (www.havering.gov.uk)(planning@havering.gov.uk) (+441708434343).

Completion Period

Six week completion

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m (GIA)	Floor Areas Approx sq ft (GIA)	Possession
Unit 4	Ground	Warehouse	110.00	(1,184)	VACANT POSSESSION
Unit 6	Ground First	Warehouse Ancillary	455.00 46.00	(4,897) (495)	VACANT POSSESSION
Total			611.00	(6,576)	

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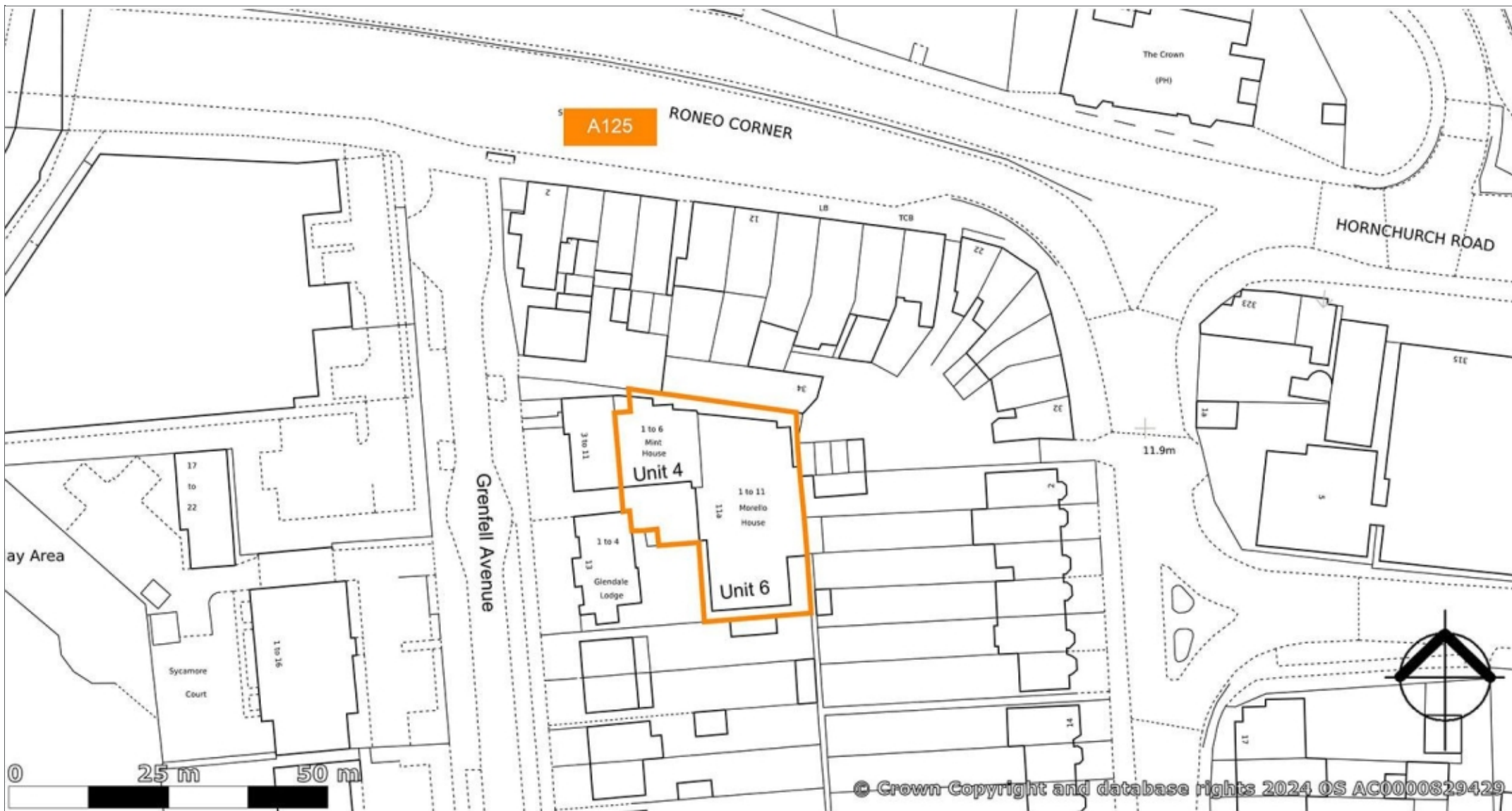
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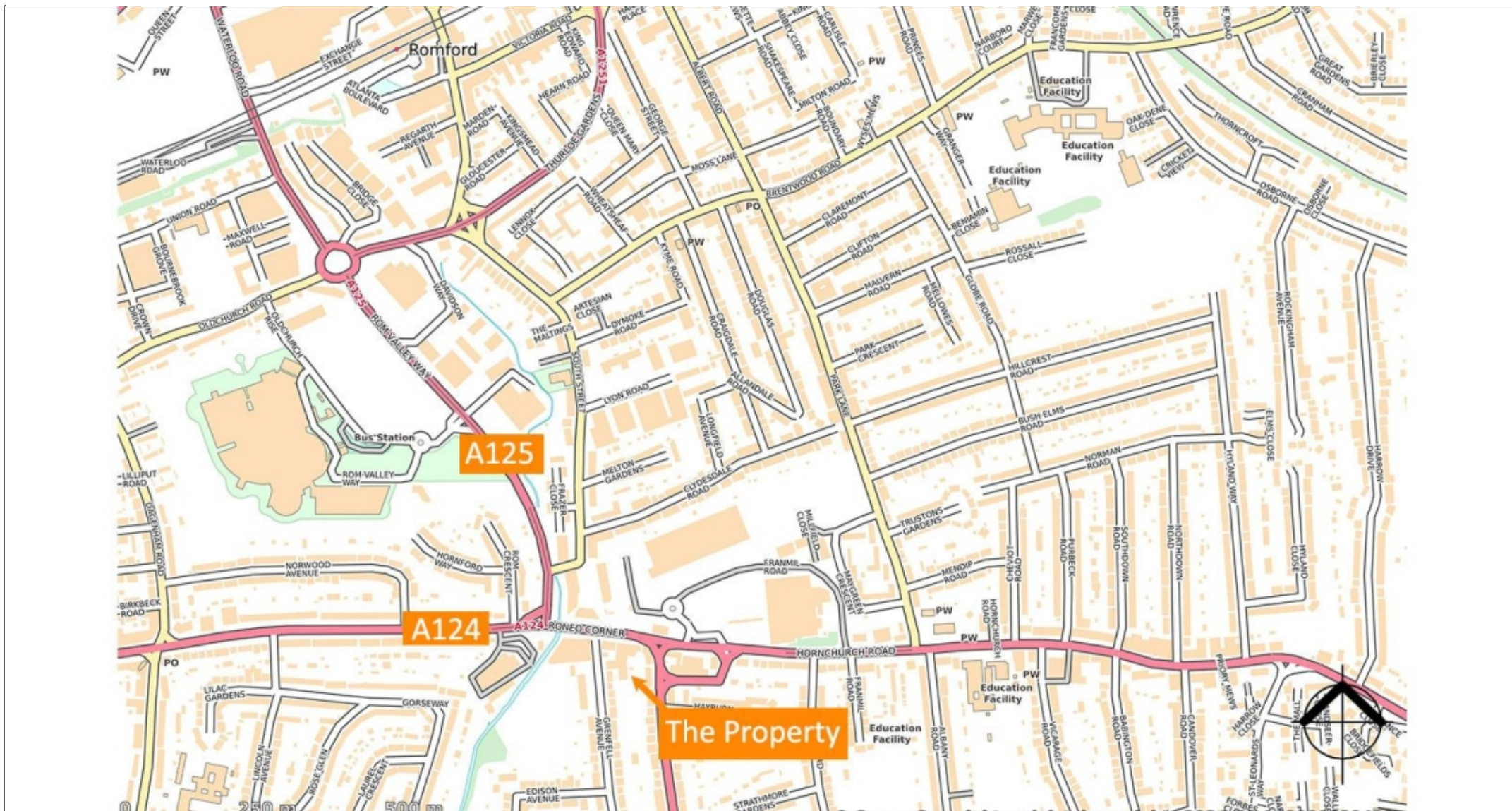
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2024