

TO LET

1st, 2nd & 3rd FLOOR SUITE OF OFFICES TOWN CENTRE LOCATION

SIZES FROM 4,850sq.ft (451sqm) - 14,550sq.ft (1,352sq.m)



3-5 EASTERN ROAD, ROMFORD, ESSEX, RM1 3NH

Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

www.andrewcaplincommercial.com



Location

Occupying a prominent position in the heart of Romford Town Centre and fronting Eastern Road on the corner with Chandlers Way. The building is a short distance from its junction with South Street.

Romford Mainline Station (into Stratford & Liverpool Street) is within easy walking distance. Romford Station will be a future Crossrail station, which is due in 2017.

The building is within easy walking distance of the town centres shopping facilities, restaurants and bars including The Brewery and the Liberty Shopping Centre.

Description

3-5 Eastern Road comprises a 5 storey purpose built office block with communal reception area and car parking.

The available suites are located on the 1st 2nd & 3rd floors and is currently partitioned to create a number of individual rooms.

There are shared male and female WC facilities available.

Amenities

- Full time staffed reception
- Two passenger lifts
- Private car parking spaces available
- Category II lighting & perimeter trunking
- Town centre location
- Opposite Romford station

Accommodation

	Sq.ft	Sq.m
First Floor (available Jan 2019)	4,850	451
Second Floor	4,907	456
Third Floor	4,850	451
Total NIA	14,607	1,358

Lease

A new lease is available from the Landlord, on a term to be agreed.

Rent

£17.50 per sqft per annum exclusive of service charges, business rates, services and all other outgoings.

Service Charge

Further details available upon request.

Business Rates

London Borough of Havering
Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further Information

Contact joint sole letting rights agents



01708 731200

Ref: ANDREW CAPLIN M: 07870 166162

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Strettons



020 8520 9911

Ref: ALEX LOVEDAY

Energy Performance Certificate

C-70

