

## TO LET

Prominent Corner A2/Office Unit  
Approx 71.6sq.m/771sq.ft  
Directly Opposite Romford  
B.R. Station/Crossrail

## 147 SOUTH STREET

Romford, Essex RM1 1PL



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

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**www.andrewcaplincommercial.com**

## LOCATION

The subject property occupies an extremely prominent trading position lying adjacent to Ladbrokes and directly opposite Romford BR Station/Crossrail and the bus interchange in Romford Town Centre.

## DESCRIPTION

Prominent Corner A2 Office Unit also suitable for A1 Retail and providing the following approximate dimensions and areas:-

Frontage 4.86m/15ft 11ins  
Corner Frontage 1.98m/6ft 6ins  
Internal Width 5.85m/19ft 2ins  
narrowing at rear to 4.63m/15ft 2ins  
Ground Floor Area 71.6sqm/771 sq.ft.

- Prominent corner unit
- A2 or A1 Use
- Opposite B.R. Station/Crossrail and Bus Interchange
- Air conditioned
- Suspended ceiling
- Kitchen W.C.

## TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

## EPC

To follow

## COMMENCING RENTAL

£27,500 pax plus Vat and Business rates.

## LEGAL COSTS

To be paid by ingoing tenant.

## GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Viewing

Strictly by appointment via sole agents



**01708 731200**

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