

# 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



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## 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:-

Frontage4.86m/15ft 11insCorner Frontage1.98m/6ft 6insInternal Width5.85m/19ft 2insnarrowing at rear to 4.63m/15ft 2insGround Floor Area71.6sqm/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**

 $\pounds$ 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



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