

# ROMFORD

# TO LET

**SELF CONTAINED OFFICE BUILDING  
\*WITH RETAIL FRONTAGE\*  
AND FORECOURT AND REAR PARKING FOR UPTO 8 CARS  
TOTALS 74.32sqm/800sq.ft**



**193 SOUTH STREET, ROMFORD, ESSEX RM1 1QA**



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



## LOCATION

Prominent South Street location within walking distance of BR Station/Crossrail

## DESCRIPTION

Self contained office building with retail frontage plus forecourt and rear car parking. The building totals

**74.32sqm/800sq.ft. approx.**

- Prominent Location
- Close BR Station
- Double Glazed Windows to 1<sup>st</sup> Floor
- GFCH (not tested)
- Forecourt parking for 3 Cars
- Rear Parking for 5 Small Cars
- Ample Power points
- Carpeted
- Alarmed

## TENURE

New FRI lease for a term to be agreed with periodic rent reviews to be outside the landlord and tenant act.

## COMMECING RENTAL

£27,500 pax No Vat.

## RATES

On application

## LEGAL COSTS

To be borne by the ingoing tenant.

## EPC

To follow

## 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.**

## Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

## VIEWING

Strictly by appointments via agent



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