

ROMFORD

TO LET

**PROMINENT GROUND FLOOR FULLY FITTED DATA CENTRE/OR OFFICES
TOTTALLING 483.1sqm/5,200sq.ft
WITH CAR PARKING SPACES
AVAILABLE FROM February 2020**



GROUND FLOOR, 210 SOUTH, ROMFORD, ESSEX RM1 1TG



01708 731200
info@ac-commercial.com
www.andrewcaplincommercial.com
Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

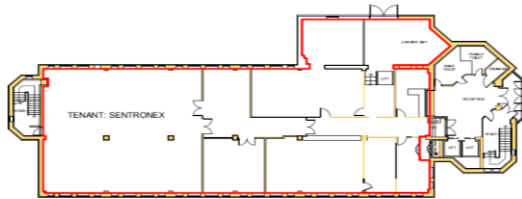
LOCATION

210 South Street is prominently and conveniently situated just to the South of the Town Centre within easy walking distance of Romford British Rail Station and Prime Shopping Parades.

This imposing building is sited in a highly visible position at the junction of South Street and Oldchurch Road (A1251 Romford ring road).

DESCRIPTION

Gd Floor Plan



Fully fitted Data Centre or Offices.

The lettable floor area extends to 483.1 sqm /5,200sq.ft and has the benefit of on site car parking.

The ground floor additionally benefits from its own dedicated loading bay for deliveries/or additional car parking.

FEATURES

- Ground Floor fully fitted Data Centre or Office Space.
- 3 minutes walk to British Rail Station.
- Raised Floors
- Suspended ceilings with recessed fluorescent lighting
- 2 (8 person) passenger lift
- Gas Central Heating
- Male & Female W.C.'s
- Manned front desk (with extended hours on request)
- Daily cleaning

TENURE

New FRI Lease for a term to be agreed with periodic rent reviews

COMMENCING RENTAL

Rental £18 per sq.ft plus vat rates and service charge.

LEGAL COSTS

To be paid by 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



01708 731200

Ref: ANDREW CAPLIN

M: 07870 166162

info@ac-commercial.com

www.andrewcaplincommercial.com