

# ROMFORD

# TO LET

**PROMINENT TOWN CENTRE/OFFICES/ LADIES HEALTH CLUB USE  
APPROX 192.84sq.m/2,076sq.ft**



**1<sup>ST</sup> FLOOR, 1-5 HIGH STREET, ROMFORD, ESSEX RM1 1JU**



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## LOCATION

The subject premises are prominently and conveniently located in the High Street, with the benefit of extensive window visibility to the corner section of High Street/South Street in the Heart of the Town Centre.

The premises are therefore well located, adjacent to the Prime Shopping areas and within a short walk of Romford B.R Station/Crossrail.

## DESCRIPTION

The available premises are self-contained at first floor level, providing approximately **2076sq.ft** being suitable for a variety of professional Users, or Ladies Health Club Use Planning granted in May 2007. Planning Ref: PO367.07

## ACCOMMODATION

- Office or Ladies Health Club
- Self Contained
- Entry Phone
- Unrivalled Window Visibility
- Male and Female WC's
- Passenger Lift
- Mainly open plan

## TENURE

New Lease

## COMMENCING RENTAL

£20,000 pax plus Vat.

## SERVICE CHARGE

A service charge is payable, details on request

## 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.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

## VIEWING

Strictly by appointments via agent



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