

ROMFORD

TO LET

**QUALITY AIR CONDITIONED OFFICE SPACE
APPROX 119sqm/1,280sq.ft
*PLUS 1 CAR SPARKING SPACE***



3rd FLOOR, 10 WESTERN ROAD, ROMFORD, ESSEX RM1 3JT



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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

LOCATION

10 western Road is located in the heart of Romford Town Centre, close to its junction with South Street and directly opposite the entrance to Romford Shopping Centre.

Romford British Rail Station and the town's public car parks are within easy walking distance.

DESCRIPTION

3rd Floor Quality Air-conditioned Office Space of approx 119sqm/ 1,280sq.ft with 1 private car parking space.

- Air conditioned
- Passenger Lift
- Suspended ceiling
- Fully carpeted
- Male and Female W.C. facilities
- Kitchen
- 1 Car Space

NOTE

Due to covid, we have not recently inspected the office and are relying on historical information held on file

TENURE

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

COMMENCING RENTAL

£21,120 pax plus VAT, Service Charge and Business Rates.

LEGAL COSTS

To be paid by ingoing tenant

EPC

To follow

OCCUPATION

Early April 2021

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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