

UNIT

3

FINAL UNIT REMAINING TO LET

RETAIL, OFFICE, LEISURE OR

MEDICAL OPPORTUNITY

TOTALLING 655sq.m/7,050sq.ft.

approximately



EXCHANGE STREET
ROMFORD RM1

MAIN TOWN CENTRE LOCATION

NEW BUILD COMMERCIAL UNIT

4811 sq.ft. GROUND FLOOR

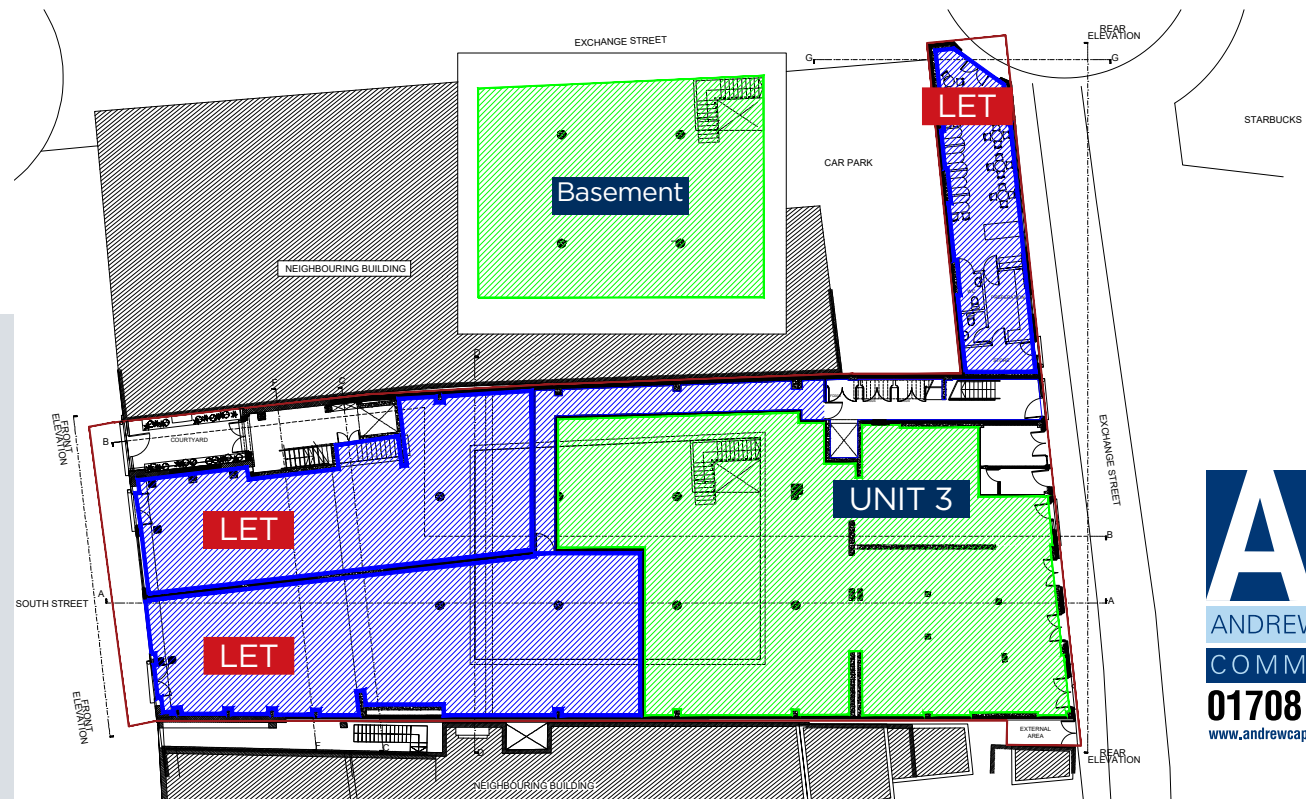
2239 sq.ft. BASEMENT

7050 sq.ft. TOTAL

FLOOR TO CEILING 3.7m

IMMEDIATE OCCUPATION

SHELL CONDITION



FOR FURTHER DETAILS CONTACT ANDREW CAPLIN ON 01708 731200

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Location

Located in prime Romford town centre position close to both The Liberty and The Brewery shopping centres.

Tenure

Available on new FRI Lease with periodic upward only rent reviews. Rent on application.

Business Rates

Via Local Authority, London Borough of Havering. Telephone 01708 434343.

Legal Costs

Both parties legal costs to paid by ingoing tenant.

Data Protection

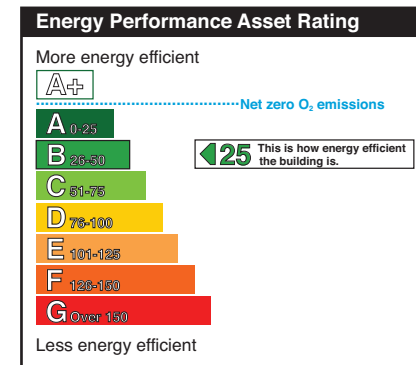
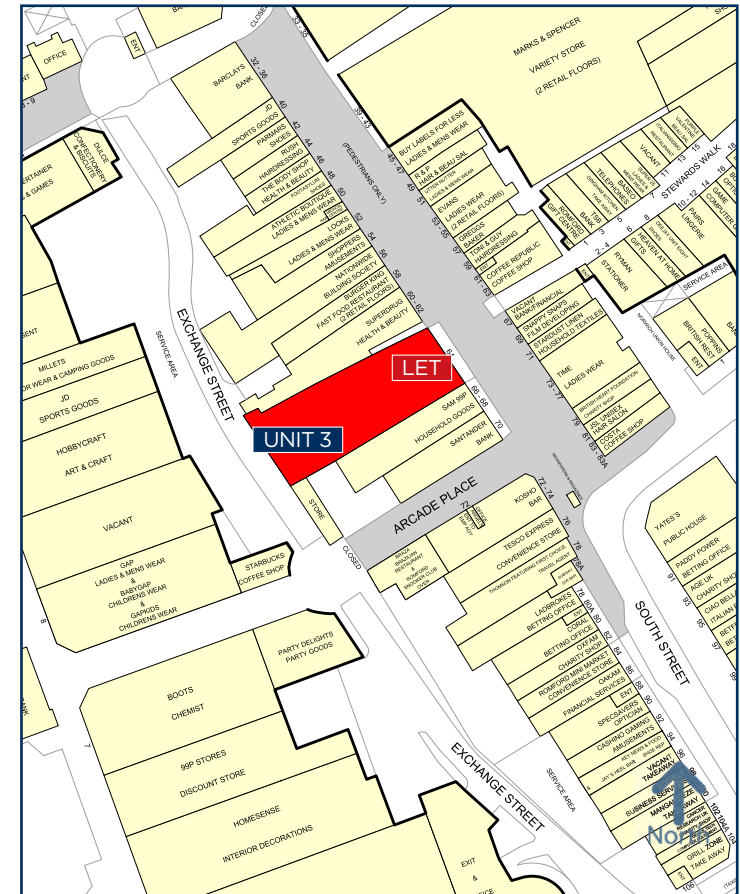
As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake personal, 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 appointment via Andrew Caplin.
T: 01708 731200 M: 07870 166162
e.mail: info@ac-commercial.com
www.andrewcaplincommercial.com



Andrew Caplin Commercial for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Andrew Caplin Commercial has any authority to make or give representation or warranty whatever in relation to this property's plan.