

ROMFORD

LEASE TO ASSIGN /OR NEW LEASE AVAILABLE

AIR CONDITIONED TOWN CENTRE OFFICES
APPROX 150sqm/1,615sq.ft
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1st FLOOR, TOLLGATE HOUSE, 96-98 MARKET PLACE, ROMFORD, ESSEX RM1 3ER



LOCATION

The subject offices are located in a prominent Town centre position at the northern End of the popular Market Place.

Romford Station is a short walk away as are prime shopping parades in the Town.

DESCRIPTION

Self contained 1st floor air conditioned office suite forming part of Tollgate House which was constructed in 2006. It is an extremely prominent building over looking the Town Centre ring road and is accessed from Market Place.

The offices comprise a self contained first floor extending to approx. 150sqm/1,615sq.ft with its own independent ground floor entrance.

The offices are mainly open plan with its own Private Male & Female WC accommodation and Kitchen.

FEATURES

- Suspended ceiling
- Carpeted
- Comfort Cooling
- Central Heating
- Three Compartment Trunking
- Good Natural Light
- Lift Access From Ground Floor
- Male & Female WC's
- Kitchen
- Own Front Door
- Entryphone
- Double Glazed Windows

TENURE

Held under an effective Full Repairing and Insuring lease with a mutual break option on 21 February 2023 and a further 5 years to run if the break is not exercised (6 months prior notice to break) Lease is outside Landlord & Tenant Act. A new lease may be available direct from landlord.

CURRENT RENTAL

£30,000 PAX NO VAT

SERVICE CHARGE

To be advised

LEGAL COSTS

To be paid by the ingoing tenant

BUSINESS RATES

Via LBH Tel: 01708 434343

EPC

attached

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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