

GIDEA PARK

TO LET

**1st FLOOR OFFICE
APPROX 60.41sq m/650sq.ft**



1ST FLOOR, 97-107 MAIN ROAD, GIDEA PARK, ROMFORD, ESSEX RM2 5EL



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



LOCATION

The subject premises are prominently and conveniently located in Main Road, close to its junction with Balgores Lane in Gidea Park

The Ground Floor will be a new Co-Op convenience store scheduled for the end August 2021 opening date.

DESCRIPTION

Self Contained 1st Floor Office Suite extending to approx. 60.41sq.m/650sq.ft

- Prominent Main Road location
- Self contained
- Electric Heating
- Own Front Door
- Carpeted
- Suspended Ceiling
- Kitchen & W.C.

TENURE

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

COMMENCING RENTAL

£12,000 pax plus VAT and Business Rates

Internal repairing lease. No service charge

LEGAL COSTS

To be paid by the incoming 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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