

# WEST HORNDON

# TO LET

**SELF CONTAINED GROUND FLOOR OFFICE SUITE  
APPROX 550sq.ft  
\*SECURE PARKING ON-SITE**



**WEST HORNDON, ESSEX CM13 3XL**



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



## FEATURES

- 550 sq.ft. self contained ground floor office
- Secure parking onsite
- Shared Kitchen
- Utilities included (Gas & Electric)
- Based on West Horndon Industrial Estate, located at the entrance.
- Close to West Horndon Train Station (20 mins from West Ham and under 30 mins from Fenchurch Street) on C2C network
- 3 miles from M25 Junction 29
- Tenant to manage own Business rates (although a small business may be exempt)

## RENT

All inclusive rent at £16,500 per annum plus Vat

## 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.**

## Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

## VIEWING

Strictly by appointments via agent



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