

ROMFORD

TO LET

**PROMINENT TOWN CENTRE CORNER OFFICE BUILDING
TOTALLING 113.9sqm/1,226sq.ft APPROX
WITH FORECOURT & REAR CAR PARKING FOR UP TO 5 CARS**



205 SOUTH STREET, ROMFORD, ESSEX RM1 1QX



01708 731200

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



LOCATION

Prominently and conveniently located in South street at its junction with Gloucester Road very close to the Romford Ring Road and a few minutes walk away from Romford BR Station/Crossrail

DESCRIPTION

Prominent Corner Office Building arranged on Ground and 1st Floors with forecourt and rear car parking.

The approx. floor areas are as follows:-

Ground Floor	75.1sqm
1 st Floor	<u>38.8sqm</u>
Totals	113.9sqm/1226sq.ft

- Ground Floor Frontage 8.6m/28 ft. 3ins
- Return Frontage 12.34m/40ft 6ins
- Forecourt and Rear Car Parking for up to 5 Cars
- Close to BR Station/Crossrail
- Close to Romford Ring Road

TENURE

New contracted out lease for up to 3 years

COMMENCING RENTAL

£27,500 pax plus Vat and Business Rates

LEGAL COSTS

Each side to pay their own legal costs

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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