

# ROMFORD

# LEASE TO ASSIGN

**QUALITY GROUND FLOOR OFFICE SUITE  
APPROX 170sqm/1825sq.ft  
\*WITH 5 CAR PARKNG SPACES**



**UNIT 2 STANTON GATE, 49 MAWNEY ROAD, ESSEX RM7 7HL**

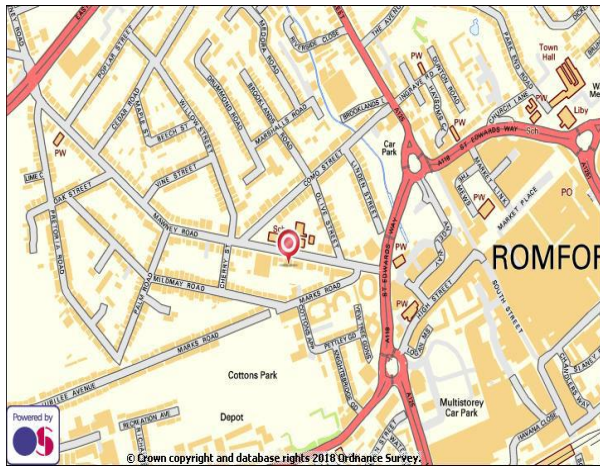


01708 731200

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)

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



## LOCATION

Stanton Gate is located on Mawney Road which is on the edge of Romford town centre. Railway services are available to London Liverpool Street by rail. Romford is well situated with good access routes to Central London via the A12, providing a direct link to the M25 and the A406 North Circular.

## DESCRIPTION

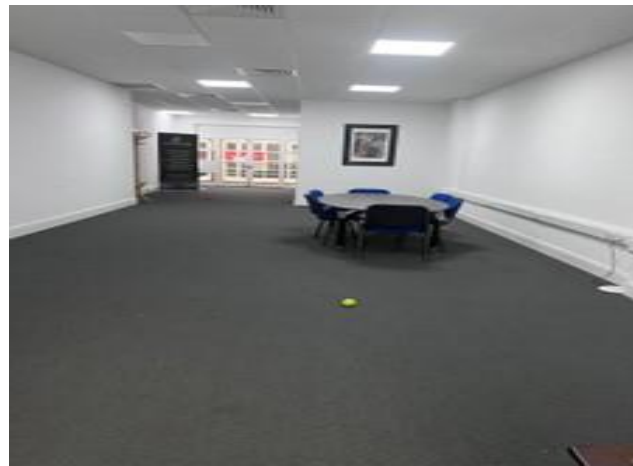
The property comprises a purpose-built office development. The suite benefits from kitchen and WC facilities and fully carpeted with suspended ceilings and recessed LED lighting.

## AMMENITIES

- 5 Allocated car parking spaces
- Kitchen and WC facilities
- Fully carpeted throughout
- Power and data connection points

## ACCOMMODATION

APPROX 170sqm/1825sq.ft  
With 5 Car Parking Spaces



## TENURE

Held under an existing lease for an original 5 year term from 12 August 2020.

The passingrent is £29,000 pax rising to £31,000 pax from 12 August 2022 to 11 August 2025.

## EPC

An EPC Certificate attached

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

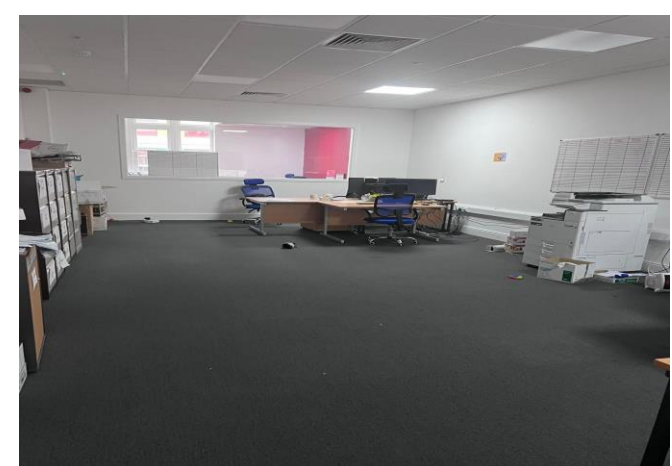
Further information available on request.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.



## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

### 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 appointment via agent



**01708 731200**

**Ref: ANDREW CAPLIN**

**M: 07870 166162**

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)