

# ROMFORD

# TO LET

**PRIME TOWN CENTRE OFFICE ACCOMMODATION  
GROUND FLOOR SUITE APPROX 533.23sqm/5,740sq.ft.  
\*WITH CAR PARKING\***



**GROUND FLOOR (SOUTH WING)  
ST JAMES HOUSE, 27-43 EASTERN ROAD, ROMFORD ESSEX RM1 3NH**



01708 731200  
info@ac-commercial.com  
www.andrewcaplincommercial.com  
Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

## LOCATION

St James House is prominently situated at the junction of Eastern Road and Mercury Gardens within the town centre ring road. The property benefits from good public transport facilities with Romford Station providing mainline rail services to Stratford and London Liverpool Street. Romford is also a major bus hub offering in access of 30 different routes servicing the surrounding towns. Road communications are good with the A12 and A127 trunk roads approximately 1¾ miles to the north providing in turn connections to the M25 at Junctions 28 and 29.

## DESCRIPTION

The available accommodation comprises the Ground Floor South Wing.

The accommodation benefits from the following amenities:

- Excellent natural light
- Open plan office areas
- Perimeter & floor trunking
- Central heating
- Ground floor reception/concierge
- Car parking spaces on site
- Air Conditioned units replaced in the last couple of years
- Close BR Station / Crossrail / Elizabeth Line

## AVAILABILITY

### Ground Floor

South Wing -5,740sq.ft/533.23sqm

## TENURE

Held under an existing lease with a tenant break option in June 2024. The lease end date is in June 2027.

## CURRENT RENTAL

£16.00 per sq.ft Pax

## LEGAL COSTS

To be paid by ingoing tenant

## SERVICE CHARGE

Details on application

## BUSINESS RATES

Via LBH

Tel: 01708 434343

## 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 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)

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT.