# ROMFORD

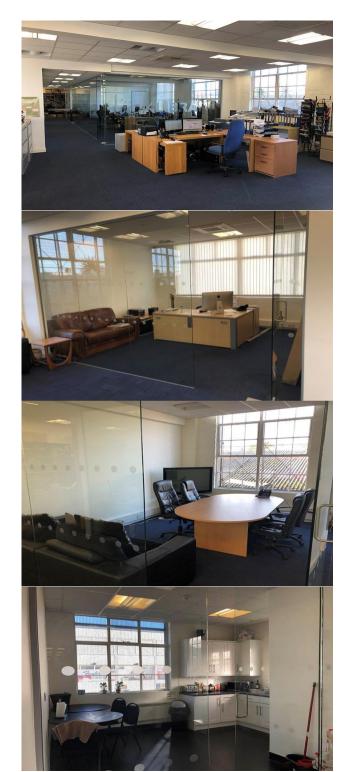


# 1<sup>st</sup> FLOOR OFFICE TOTALLING APPROX 233.25m/2500sq.ft \*WITH UPTO 7 CAR PARKING SPACES\*



ANDREW CAPLIN COMMERCIAL Ltd COMMERCIAL ESTATE AGENTS 1<sup>st</sup> FLOOR, UNIT A, CHESHAM CLOSE, ROMFORD, ESSEX RM7 7PJ

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### LOCATION

The subject premises occupy a convenient location in Chesham Close, close by North Street junction providing easy access to Romford Centre, the A12, A127 & M25

#### DESCRIPTION

1<sup>st</sup> Floor mainly open plan air-conditioned office space arranged at 1<sup>st</sup> Floor level with Ground Floor side entrance and access for up to 7 car parking spaces.

The Office space is well presented and is arranged as open plan main office with 6 glazed partitioned individual offices plus kitchen and W.C. accommodation.

The entire 1<sup>st</sup> floor extends to approx. 232.25sqm/2,500sq.ft.

- Air conditioned
- Fully Carpeted
- Suspended Ceiling
- Glazed Partitioning
- Kitchen & W.C's
- 7 Car Parking Spaces
- Entryphone
- Good road access

### TENURE

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

## **COMMENCING RENTAL**

£30,000 pax No Vat plus Business Rates.

#### **LEGAL COSTS**

To be paid by ingoing tenant

### EPC

Attached

Separate Electric Meter Landlord bills & tenant reimburses. No Gas.

#### 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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