

# ROMFORD

# TO LET

**QUALITY AIR-CONDITIONED OFFICES**  
**107.8sqm/1160sq.ft/111.5sqm/1200sq.ft/195sqm/2,100 sq.ft**  
**OR 483sqm/5,200sq.ft (WHOLE FLOOR)**  
**\*PLUS CAR PARKING FOR 12 CARS IN TOTAL\***



**3<sup>rd</sup> FLOOR, 210 SOUTH STREET, ROMFORD, ESSEX RM1 1TG**



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

## LOCATION

210 South Street is prominently and conveniently situated just to the South of the Town Centre within easy walking distance of Romford British Rail Station and Prime Shopping Parades.

This imposing building is sited in a highly visible position at the junction of South Street and Oldchurch Road (A1251 Romford Ring Road)

## DESCRIPTION

The available office accommodation is as follows:

### 3<sup>rd</sup> Floor Availability

1160sq.ft/1200sq.ft/2,100sq.ft

Or

Whole Floor – 5,200 sq.ft Approx

- 12 Car Parking Spaces in total
- 3 minutes walk to British Rail Station
- Raised Floors
- Suspended Ceilings with recessed Fluorescent lighting
- 2 (8 person) passenger lift
- Male & Female W.C.'s
- Manned Front Desk (with extended hours on request)
- Daily Cleaning
- All areas are climate controlled
- Air Conditioning
- Common parts undergoing refurbishment

## TENURE

£22 per sq.ft plus Vat, Rates and Service Charge

## BUSINESS RATES

Via LBJ 01708 434 343

## SERVICE CHARGE

£6.75 Per sq.ft. plus Vat

## LEGAL COSTS

To be paid by ingoing tenant

### 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



ANDREW CAPLIN

COMMERCIAL

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