

ROMFORD

LEASE TO ASSIGN OR SUB LET

**STUNNING OFFICE SPACE
APPROX 161.65sqm/1740sq.ft
PLUS 1 CAR PARKING SPACE
LEASE TO ASSIGN OR SUB LET
*REFURBISHED FEBRUARY 2023***



**3rd FLOOR WEST, BLACKBURN HOUSE,
22-26 EASTERN ROAD, ROMFORD ESSEX RM1 3PJ**



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

LOCATION

Blackburn House is situated in the main office centre of Romford within easy walking distance of Romford British Rail Station and the Elizabeth Line

Prime shopping facilities are also within easy walking distance

Romford Town Centre is located 6 miles from the M25 Motorway (Junction28) which is reached via the A12

DESCRIPTION

Blackburn House is a 5 Storey Office Building constructed in the early 1980's providing quality professional office accommodation.

3rd Floor West provides stunning modern office space extending to approx 1740sq.ft with 1 car parking space.

Fully renovated in February 2023, the demise boasts a sleek and contemporary design being full air conditioned for optimal comfort.

As can be viewed by our internal pictures the office is sure to impress visitors and employees alike.

The space is divided into 4 large rooms including 2 offices, a boardroom, staff lounge providing ample space for various activities and meetings. The demise also includes a separate room for storage or IT/Comms.

The interior design features swanky resin flooring that adds a touch of sophistication and durability to the space. Mediterranean stone cladding has been incorporated throughout, giving it a timeless and elegant aesthetic modern décor.

All these elements tie the space together creating a cohesive and stylish environment for work and collaboration

With its spacious layout and modern amenities the office suite can comfortably accommodate up to 40 employees or more, making it an ideal workspace for a growing team company

whether employees are collaborating in the boardroom, working independently in the offices, or taking a break in the staff lounge, this office space provides a versatile and welcoming environment for productivity and creativity.

TENURE

Held under an existing contracted out lease dated 27th January 2023 and expiry is 31st October 2031. There are tenant only break clauses on 1st March 2027 and 1st March 2029, both to be actioned on 6 months prior written notice

There is a single rent review on 27th March 2027.

CURRENT RENTAL

£30,923pax. Plus Vat, Service Charge, Business Rates and Building Insurance

Lease to Assign or Sublet

LEGAL COSTS

To be paid by ingoing tenant

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 appointments via agent



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