

ROMFORD TOWN CENTRE TO LET

**AIR CONDITIONED OFFICES
APPROX 35.2sqm/379sq.ft
PLUS 1 CAR SPACE
ADJACENT TO BR STATION**



1ST FLOOR , 138 SOUTH STREET, ROMFORD RM1 1TE



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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



LOCATION

Prominently positioned in South Street adjacent to Romford BR Station and within easy walking distance of prime shopping parades in the Town Centre.

DESCRIPTION

1st floor air conditioned office space with private Male & Female WC accommodation plus 1 car parking space

2 office rooms connected by private hallway and extending to approx 35.2sqm/379sq.ft approx.

- Wall Mounted A/C Units
- Wood laminate flooring
- Suspended ceiling
- Electric heating
- Double glazed windows
- Own Male & Female WC's
- 1 car space
- Adjacent to BR Station

TENURE

New Lease for a term to be agreed

COMMENCING RENTAL

£6,000 pax plus Vat, Service Charge & Building Insurance

BUSINESS RATES

Please make enquiries of LBH T: 01708 434343 as you are likely to benefit from rates relief.

LEGAL COSTS

To be paid by ingoing tenant

EPC

As attached

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



01708 731200 Ref: ANDREW CAPLIN

M: 07870 166162

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