

HAROLD HILL, ROMFORD, ESSEX

TO LET

**HEADQUARTERS STYLE OFFICE BUILDING
TOTTALLING 840.7sqm/9,049sq.ft approx
*WITH 24 ONSITE CAR PARKING SPACES***



**UNITS C & D, MELVILLE COURT, SPILSBY ROAD, HAROLD HILL,
ROMFORD, ESSEX RM3 8SB**

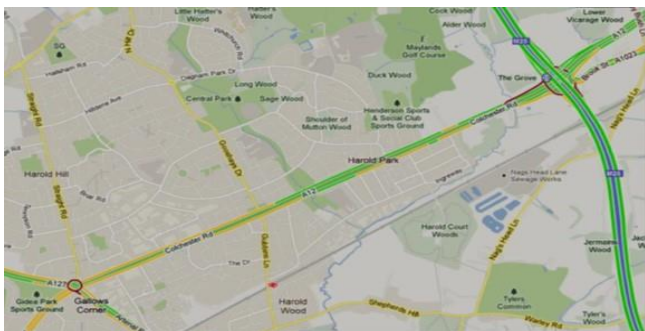


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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



LOCATION

Melville Court is situated in Spilsby Road which forms part of the established Harold Hill business area. Spilsby Road lies immediately north of the A12 Colchester Road close to its intersection with the A127 Southend Arterial Road at Gallows Corner. The M25 motorway at J28 is within 5 mins drive eastwards.

Melville Court is a modern office campus scheme built to a good specification and providing quality office accommodation

DESCRIPTION

The Subject property comprises the detached rear block providing a self contained Headquarters Style Office Building arranged on Ground and 1st Floors together with 24 on site Car Parking Spaces.

The accommodation provides the following approximate net internal floor areas:-

Ground Floor	429.8m/4626sq.ft
1 st Floor	410.9sqm/4423sq.ft
Totals	840.7sqm/9,049sq.ft approx



- Headquarters style self contained office building
- Business Park development
- Double glazed windows with vertical blinds
- Fully Carpeted
- Perimeter Trunking
- Dedicated Server room on Ground Floor
- Gas fired Central Heating
- Male & Female WC's on both floors
- 8 person passenger lift/630kg
- Disabled WC on Ground Floor
- Dedicated Reception/Entrance Area
- External rear walkway
- 24 on site parking spaces
- Part Air conditioned (not tested)

TENURE

To Let on a New Lease

Rent

£20.00 per sq.ft pax. No Vat plus Business Rates

LEGAL COSTS

Each side to pay their own costs

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

Via Sole Letting Rights Agent



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