

ROMFORD

TO LET

TOWN CENTRE OFFICE SPACE 54.12sqm/583sq.ft APPROX



2nd FLOOR, 20 NORTH STREET, ROMFORD, ESSEX RM1 1BH



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

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

LOCATION

The subject premises occupy a convenient Town Centre location in North Street very close to its junction with Market Place/High Street and within easy walking distance of Romford BR Station/Crossrail.

Adjacent is a recently constructed mixed commercial/residential scheme and virtually opposite is the under construction former Decathlon Site which is to provide a 62 Bed Hotel, substantial New Flats and Commercial space.

DESCRIPTION

2nd floor office suite with ground floor street entrance and extending to approx. 54.12 sqm /583 sq.ft. inclusive of kitchen plus W.C.

TENURE

New contracted out lease for a term to be agreed

COMMENCING RENTAL

£10,000 pax plus Vat, Rates and Service Charge

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



01708 731200 Ref: ANDREW CAPLIN

M: 07870 166162

info@ac-commercial.com www.andrewcaplincommercial.com

Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT.