

# ROMFORD

# NEW LEASE

**GROUND FLOOR SELF CONTAINED OFFICE UNIT  
APPROX 164sqm/1765sq.ft  
PLUS 4 CAR PARKING SPACES**



**UNIT 6, STANTON GATE, 49 MAWNEY ROAD, ESSEX RM1 7HL**



01708 731200

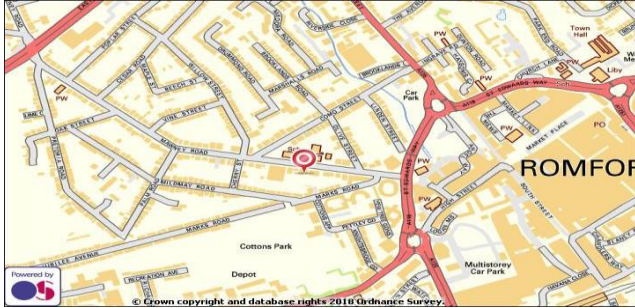
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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

## LOCATION

Stanton Gate is located on Mawney Road which is on the edge of Romford town centre. Railway services are available to London Liverpool Street by rail. Romford is well situated with good access routes to Central London via the A12, providing a direct link to the M25 and the A406 North Circular.



## DESCRIPTION

The property comprises a self-contained Ground Floor Office Unit with both kitchen and Male & Female WC'S.

The office benefits from having a security alarm system. Externally, this suite benefits from 4 allocated car parking spaces.

- 4 allocated car parking spaces (permit controlled)
- Self-contained Office Unit
- Kitchen and WC's
- Fully carpeted throughout
- Perimeter trunking
- Gas Central Heating
- Part Air conditioned (Not tested)
- LED Lighting

## ACCOMMODATION

**Total 164sqm/1765sq.ft**

The above floor area is approximate on a net internal basis.

## TENURE

New Lease £35,300 pax plus Vat Business Rates & Service Charge

## 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.**

### Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

## VIEWING

Strictly by appointments via agent



**01708 731200**

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